



# Complete Agenda

Democratic Service  
Swyddfa'r Cyngor  
CAERNARFON  
Gwynedd  
LL55 1SH

## Meeting

**LLŶN A.O.N.B JOINT ADVISORY COMMITTEE**

## Date and Time

**4.30 pm, WEDNESDAY, 24TH JUNE, 2015**

**\*Please note the meeting start time\***

## Location

**Meeting Room, Frondeg, Pwllheli, LL53 5RE.**

## Contact Point

**Bethan Adams**

**01286 679020**

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(DISTRIBUTED 16/6/15)

**MEMBERSHIP:**

**Gwynedd Councillors:**

**Angela Ann Russell  
W. Gareth Roberts  
Gruffydd Williams  
Owain Williams  
R.H. Wyn Williams**

**Others:**

**Aberdaron, Buan, Botwnnog, Clynnog, Llanbedrog, Llanaelhaearn, Llanengan, Nefyn, Pistyll and Tudweiliog Community Council nominees.**

**Nominees of the following agencies/institutions:**

**National Trust,  
Natural Resources Wales,  
Arfon and Dwyfor Access Forum,  
Cyfeillion Llŷn,  
National Farmers Union,  
Farmers Union of Wales,  
Abersoch and Llŷn Tourism Partnership,  
Campaign for the Protection of Rural Wales,  
Gwynedd Archaeological Trust.**

**\*Please note that the meeting starts at 4.30 pm\***

## **AGENDA**

**1. CHAIRMAN**

To elect a chairman for 2015/16.

**2. VICE-CHAIRMAN**

To elect a vice-chairman for 2015/16.

**3. APOLOGIES**

To receive apologies for absence.

**4. DECLARATION OF PERSONAL INTEREST**

To receive any declaration of personal interest.

**5. URGENT ITEMS**

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

**6. MINUTES**

1 - 5

The Chairman shall propose that the minutes of this committee, held on 25 March 2015, be signed as a true record.

**7. REVIEW OF WELSH DESIGNATED LANDSCAPES - STAGE 2**

6 - 11

To consider the report of the Llŷn AONB Service Manager.

**8. UPDATE ON PROJECTS**

12 - 23

To consider the report of the Llŷn AONB Projects Officer.

**9. ESTABLISHING A PLANNING SUB-GROUP**

24 - 25

To consider the report of the Llŷn AONB Service Manager.

**10. PLANNING APPEAL - WIND TURBINE, CRUGERAN, SARN**

26 - 29

To consider the report of the Llŷn AONB Service Manager.

**11. LOCAL MEMBERS AND THE JAC**

30

To consider the report of the Llŷn AONB Service Manager.

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## LLŶN AREA OF OUTSTANDING NATURAL BEAUTY JOINT ADVISORY COMMITTEE 25/3/15

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**Present:** Councillor Gruffydd Williams (Chairman)

**Committee Members:** Councillors Angela Russell and R. H. Wyn Williams (Gwynedd Council), Emily Bateman (Gwynedd Archaeological Trust), Noel Davey (Campaign for the Protection of Rural Wales), John Gosling (Abersoch and Llŷn Tourism Partnership), William I. Hughes (Farmers' Union of Wales), T. Victor Jones (Llanbedrog Community Council), Sian Parri (Tudweiliog Community Council), Morgan Jones-Parry (Arfon and Dwyfor Access Forum), John Eric Williams (Cyfeillion Llŷn) and Wenda Williams (Aberdaron Community Council).

**Officers:** Bleddyn P. Jones (Llŷn AONB Service Manager), Catrin Glyn (Llŷn AONB Projects Officer), Nia Haf Davies (Planning Manager (Joint Planning Policy Unit – Gwynedd and Anglesey) present for item 9 on the agenda) and Bethan Adams (Member Support and Scrutiny Officer).

### 1. CHAIR AND VICE-CHAIR

It was noted, in accordance with the Joint Committee's current terms of reference, that a Committee Chair and Vice-Chair could only be appointed from amongst the elected members of Gwynedd Council.

It was explained that the Joint Committee had decided at its meeting on 22 October 2014:

*“To ask the Monitoring Officer to submit the Joint Committee’s recommendation that had been made at the meeting held on 21 November 2013 to the full Council.”*

It was reported that further legal guidance had been received recently noting that it was a matter for the Cabinet Member – Planning and Regulatory to amend the Joint Committee’s constitution, rather than the full Council. It was noted that a Cabinet Member’s Decision Notice had been prepared in relation to amending the Joint Committee’s constitution to note that a Chair could be elected annually from amongst all the members of the Joint Committee.

Guidance was provided that they could elect a Member of Gwynedd Council as Chair for this meeting or elect a Member of Gwynedd Council in accordance with the current arrangement. It was trusted that the decision would be in force in order to be able to appoint a Chair and Vice-chair under the new arrangement at the next meeting of the Joint Committee.

#### **RESOLVED:**

- (i) To note the information;**
- (ii) To appoint Councillor Gruffydd Williams as Chair for this meeting.**

### 2. WELCOME

The Chairman welcomed Emily Bateman (Gwynedd Archaeological Trust) to her first meeting along with Nia Haf Davies, Planning Manager (Joint Planning Policy Unit – Gwynedd and Anglesey).

- ### 3. APOLOGIES:
- Councillor W. Gareth Roberts, Laura Hughes (National Trust), Arfon Jones (Nefyn Town Council), Alun Price (Natural Resources Wales), Gillian Walker (Botwnnog Community Council) and Dylan Williams (NFU Wales).

#### **4. DECLARATION OF PERSONAL INTEREST**

No declarations of personal interest were received from any members present.

#### **5. MINUTES**

The Chairman signed the minutes of the previous meeting of this Committee held on 22 October 2014.

#### **6. MATTERS ARISING FROM THE MINUTES**

The Llŷn AONB Service Manager noted that a report on establishing a Planning Matters Sub-committee would be submitted at the next meeting of the Joint Committee.

#### **7. A REVIEW OF WELSH DESIGNATED LANDSCAPES**

Submitted – the report of the Llŷn AONB Service Manager noting the latest situation in terms of the Welsh Government's review of Designated Landscapes.

Attention was drawn to a statement by Carl Sargeant, Minister for Natural Resources, which contained information about the conclusions of Part 1 of the review.

It was reported that a letter had been received today which noted that consideration would be given to the management arrangements in Part 2 of the review and there would be an opportunity to contribute to the process.

Members were given an opportunity to ask questions and offer their observations. During the discussion the following main points were noted:

- Concern regarding the cost of rebranding;
- The AONB brand was recognised nationally therefore there would be a different system in Wales;
- The reference to 'beauty' should be kept in the designation's name;
- The name proposed for the 'National Landscapes of Wales' designation gave national status to the designation;
- Priority should be given to the conservation purpose out of the three statutory purposes when they conflicted;
- They needed to know why it was recommended to change the name of the designation;
- It was advantageous for the AONB to be given the same status as the National Parks and a name under a Welsh national umbrella would maximise the area's importance;
- An area should be defined in the name if the designation's name was to be changed.

#### **RESOLVED:**

**(i) to accept the report;**

**(ii) that the Llŷn AONB Service Manager summarises the discussion and sends it to the Panel.**

#### **8. UPDATE ON PROJECTS**

The Llŷn AONB Projects Officer provided an update on the work of the AONB Unit.

It was noted as a correction to the list of Conservation Areas in the report that Aberdaron and Porthdinllaen were also Conservation Areas.

In response to a member's question regarding funding sources for making improvements to the Conservation Areas, it was noted that it was intended to hold discussions with the Community Councils and the relevant stakeholders. It was added that grant applications could be submitted to different sources, for example, the Sustainable Development Fund and CADW.

A member noted that it would be useful to receive information on the Conservation Areas and World Wars projects.

**RESOLVED:**

- (i) to accept the report;**
- (ii) that a summary of the Llŷn Conservation Areas project and the World Wars project should be submitted to the Joint Committee.**

**9. GWYNEDD AND ANGLESEY LOCAL DEVELOPMENT PLAN 2011-26**

Submitted – the report of the Llŷn AONB Service Manager which highlighted the policies that were relevant to the Area of Beauty in the Draft Deposit Plan of the Gwynedd and Anglesey Local Development Plan 2011-26. It was noted that the members would have an opportunity to agree on the content of the Joint Committee's response to the consultation on the Draft Deposit Plan which would end on 31 March 2015.

The Planning Manager (Gwynedd and Anglesey Joint Planning Policy Unit) set out the background and context to the process. She drew attention to the Welsh Government's guidance that if there was already a national policy in place, there was no need for policies on the particular matters in the Plan. She noted that the Joint Planning Policy Unit encouraged individuals/groups to use the interactive portal or the relevant response form to make comments on the Plan.

In response to a member's question regarding receiving comments in a different format to what the Unit encouraged, the Planning Manager (Gwynedd and Anglesey Joint Planning Policy Unit) noted that every comment would be considered, and if a summary had not been included, the unit would contact the individual/group to agree on a summary which would appear on the interactive portal.

In response to a question, it was noted that a complete hard copy of all the comments would be available, with the personal details taken out.

The Llŷn AONB Service Manager guided the members through the report, drawing attention to the following matters specifically:

- There was no specific policy on maintaining and protecting the AONB, it was felt that an explicit policy was needed;
- There was a specific policy for Special Landscape Areas (AMG1) which protected the setting of the AONB where it bordered with the Special Landscape Area (SLA) of Western Llŷn, but this protection was required for parts of the AONB which did not border with the SLA;
- Policy AMG 3 referred to Coastal Protection, including the Heritage Coast. The Heritage Coast was a local designation which followed the coastal boundary of the AONB to a vast degree in Llŷn, and it was believed that the policy should reflect the designation more positively.
- Policy TWR 3 'Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation' was supported as it was proposed to refuse new sites and extensions within the AONB and the SLA which was a stronger provision than currently;
- Policy TWR 5 'Touring Caravan, Camping and Temporary Alternative Camping Accommodation' – there was considerable pressure from these types of

developments in the Llŷn area, and it was believed that the policy should be stricter within and nearby the designated area and that consideration should be given to restricting the numbers and addressing the AONB more specifically;

- Policy PCYFF 2 'Design and Place Shaping' – it should refer specifically to the AONB;
- Policy ADN 1 'On-shore Wind Energy' – Concern about criterion 2 specifically because it did not refer to protecting the setting of the AONB. There was also concern about the categories and developments under 5MW being classed as 'Small', because turbines could be considerable in size;
- Policy ADN 2 'Other Renewable Energy Technologies' – it was believed that this policy was too open-ended in respect of proposals outside development boundaries, and there should be a reference to solar farms.

A discussion ensued on the content of the Joint Committee's response, and the following points were highlighted during the discussion:

- Concern with regard to allowing caravan sites to remain open for 12 months, and monitoring arrangements in the current financial climate;
- Follow-up work was required after permitting caravan developments to ensure that the development was adequately screened;
- Farms had had to diversify in order to secure their future;
- There was a need to restrict the number of extensions to caravan sites;
- Better management was needed in terms of permitting caravan developments on land abutting the AONB as they had an impact on the AONB;
- Policy ADN1 'On-shore Wind Energy' changed the current situation of not allowing wind turbines in the AONB by noting that applications for turbines up to 15m in height could be approved. It was essential that the AONB was protected. In response, the Planning Manager (Gwynedd and Anglesey Joint Planning Policy Unit) noted that a review by an external company had concluded that there was capacity within the AONB to cope with small/micro wind turbine developments. She added that policy ADN1 did not grant an automatic right to such developments;
- The Joint Committee's statement in respect of wind turbine developments should be adhered to;
- Caravan developments were not permitted within the AONB but under the policy wind turbine developments were allowed in the AONB which had an adverse effect;
- There was a need to tighten policies in respect of wind turbine developments, taking account of the appeals that had been approved because of a weakness in the local policies;
- The Deposit Plan should give more attention to solar farms;
- They welcomed the fact that wind turbines greater than 15m in height would not be permitted in Pen Llŷn.
- Any application for a wind turbine within the AONB should be refused, and only turbines up to 11m in height should be approved in the rest of Pen Llŷn;
- Noting specific size limitations on wind turbines in different locations was a strong step forward rather than determining applications based on capacity alone;
- The plan should make it clear that there was local commitment to protecting the AONB;
- In respect of TAI5 'Open Market Housing', there should be a connection with the language;
- In terms of housing numbers, the Planning Manager (Gwynedd and Anglesey Joint Planning Policy Unit) noted that the housing distribution reflected the roles of the different settlements;
- In response to comments in relation to the number of houses, the Planning Manager (Gwynedd and Anglesey Joint Planning Policy Unit) noted that policy PS13 noted that it was anticipated that 2,604 houses would be built up to 2018

because of the economic situation. She noted that there was a statutory requirement to undertake monitoring work on the plan annually and to review it every four years, and if the economic situation remained the same it was anticipated that the Plan would have to be revisited and consideration possibly given to the housing growth level and allocation;

- The Development Plan should refer to the AONB Management Plan;
- A request was made for the members to receive a copy of the comments submitted on behalf of the Joint Committee to the Joint Planning Policy Unit.

**RESOLVED:**

**(i) That the Joint Committee's response to the consultation on the Draft Deposit Plan should include a reference to the following:**

- There is no specific policy on maintaining and protecting the AONB, it is felt that an explicit policy is needed;
- There is a specific policy for Special Landscape Areas (AMG1) which protects the setting of the AONB where it borders with the Special Landscape Area (SLA) of Western Llŷn, but this protection is required for parts of the AONB which do not border with the SLA;
- Policy AMG 3 refers to Coastal Protection, including the Heritage Coast. The Heritage Coast is a local designation which follows the coastal boundary of the AONB to a vast degree in Llŷn, and we believe that the policy should reflect the designation more positively.
- Policy TWR 3 'Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation' is supported as it is proposed to refuse new sites and extensions within the AONB and the SLA which is a stronger provision than currently;
- Policy TWR 5 'Touring Caravan, Camping and Temporary Alternative Camping Accommodation' – there is considerable pressure from these types of developments in the Llŷn area, and it is believed that the policy should be stricter within and nearby the designated area and that consideration should be given to restricting the numbers and addressing the AONB more specifically;
- Policy PCYFF 2 'Design and Place Shaping' – it should refer specifically to the AONB;
- Policy ADN 1 'On-shore Wind Energy' – Concern about criterion 2 specifically because it does not refer to protecting the setting of the AONB. There is also concern about the categories and developments under 5MW being classed as 'Small', because turbines can be considerable in size;
- Policy ADN 2 'Other Renewable Energy Technologies' – we believe that this policy is too open-ended in respect of proposals outside development boundaries, and there should be a reference to solar farms.
- Any application for a wind turbine within the AONB should be refused, and only turbines up to 11m in height should be approved in the rest of Pen Llŷn in accordance with the Joint Committee's statement in respect of wind turbines;
- Concern with regard to allowing caravan sites to remain open for 12 months, and monitoring arrangements in the current financial climate.

**(ii) that the Llŷn AONB Service Manager sends a copy of the response that will be submitted to the Joint Planning Policy Unit to the members.**

The meeting commenced at 4.30pm and concluded at 7.00pm

# Agenda Item 7

<b>MEETING</b>	Llŷn AONB Joint Advisory Committee
<b>DATE</b>	24th of June 2015
<b>TITLE</b>	Review of Welsh Designated Landscapes
<b>PURPOSE</b>	Inform members
<b>AUTHOR</b>	Llŷn AONB Service manager
<b>RECOMMENDATION</b>	Accept the information.

## **1.0 INTRODUCTION**

1.1 This report provides information on the situation regarding the Review of Designated Landscapes being currently undertaken by the Welsh Government.

## **2.0 REVIEW OF DESIGNATED LANDSCAPES**

2.1 This matter was first reported in October 2014 when it was explained that an independent review of Designated Landscapes in Wales is being undertaken during 2014 and 2015. Part 1 of the Review has looked at the purpose of the designated areas and the advantages/ disadvantages of categorising Wales' designated landscapes under one designation.

2.2 At the last meeting of the JAC, in March 2015, it was reported that the conclusions to Stage 1 on the Review had been received (a copy of the Review Panel's report can be seen on the Welsh Government website). There was some further discussion regarding these findings and further comments were made and it was decided to forward these to the the Review Panel.

## **3.0 STAGE 2 OF THE REVIEW**

3.1 By now the Review Panel have moved on to deal with Stage 2 of the work - which looks at how AONBs and National Parks are managed and governed. Papers have been received with background information on Stage 2 which contained a series of questions for respondents to address (see Appendix).

3.2 Gwynedd Council has responded independently to the Review Panel. There is an opportunity now however for the JAC to consider that matter and present views and responses to the questions raised by the review Panel.

3.3 For information the AONB Unit has also received copies of responses made by other organisations on Stage 2 of the Review, including those by:

- Welsh National Parks (Collective response)
- Campaign for the Protection of Rural Wales
- The National Association of AONB's

- Some of the other Welsh AONB's
- 3.4 Copies of these responses are available from the AONB Unit should any member wish to see them.

#### **4.0 RECOMMENDATION**

- 4.1. To consider the matters raised in Stage 2 of the Review of Designated Landscapes of Wales, including the questions set by the Review Panel.
- 4.2 Agree on a response to Stage 2 of the Review to be sent forward to the attention of the Review Panel.

#### **APPENDICES**

**Copy of letter by Professor Terry Marsden, Chair, The Review of Designated Landscapes in Wales.**

**The Review of Designated Landscapes in Wales - Stage Two - Background**

The Review of Designated Landscapes in Wales  
Third Floor, South Core, CO4  
Welsh Government,  
Cathays Park  
Cardiff,  
CF10 3NQ

I am writing on behalf of the Review of Designated Landscapes in Wales – who are carrying out an independent review concerning Wales’ National Parks and Areas of Outstanding Beauty (AONBs) commissioned by the Minister for Natural Resources.

As you may be aware the Minister, as well as the wider Welsh Government Cabinet, has considered our Stage One report concerning the purposes and duties of designated landscapes, and whether there should be one designation covering both National Parks and AONBs. The report was received positively and the Minister has asked the Review to continue onto Stage Two of our work examining the governance arrangements of the two designations.

We have resolved, again, to involve stakeholders in gathering evidence over the forthcoming months; and we look forward to full and frank discussions around designated landscape governance. We want evidence to better understand what works; where change is required, and what are the optimum governance arrangements to achieve the Minister’s challenge that:

*“...designated landscapes become international exemplars of sustainability... living landscapes with vibrant, resilient communities, with extensive outdoor recreation opportunities, thriving eco-systems and rich bio-diversity. With the right leadership they have the potential to be areas where innovative solutions to the challenges of sustainability in fragile rural areas are tried and tested, understood and publicised.*

*As we move forward in Wales to develop our own ways of delivering public services associated with planning, regulating land use and managing our natural resources, it’s vital that the National Parks and AONBs are not left behind.”*

We will consider the medium to long term vision and ambitions of our designated landscapes in the light of our earlier, Stage One report and recommendations, before considering the most effective delivery mechanisms for achieving that vision, ambition and direction of travel. This raises an important and timely “*grand challenge*” for the designated landscapes which encompasses this question: *what are the most effective governance arrangements for designated landscapes that allow them to lead on and meet ambitious outcomes within and for Wales?* The Panel will also consider comparisons with other governance models, both inside and outside the UK, to feed into this work.

It has been made very clear to us that the Welsh Government as a whole regard designated landscapes as national assets which can deliver multiple benefits. They will be expected to assist the nation in achieving wider, ambitious social, economic as well and environmental priorities, while remaining distinctive, special landscapes. They will also be expected to become exemplars in facilitating cross portfolio working in such areas as health, education and tourism; tackling poverty and creating real progress around 'green growth'.

The Review Panel shall be pleased if you or your organisation will submit written evidence to them on designated landscape governance **up until xxxx 2015**. This letter sets out the preamble to Stage Two, while the questions on which we welcome your views and evidence can be found on the following page. **We also intend to conduct evidence gathering sessions with stakeholders in mid-late May.** **Please note that the Review Secretariat may approach you/your organisation in due course.**

Following the above deadline the evidence will be analysed, before informing the final report which is due to be delivered to the Minister for Natural Resources in late July 2015.

Stage Two presents us with an opportunity to create a realistic vision and governance framework for Wales' designated landscapes that could enable them to deliver for current and future generations. We look forward to your continued engagement, evidence and contributions.

Yours sincerely,

**Professor Terry Marsden**  
Chair  
The Review of Designated Landscapes in Wales

**Please submit evidence and comments by xxxx 2015:**

**By post:**  
The Review of Designated Landscapes in Wales  
Third Floor, South Core, C04  
Welsh Government, Cathays Park  
Cardiff CF10 3NQ

**By email:**  
designatedlandscapesreview@wales.gsi.gov.uk

The Stage One report can be accessed online via **[www.tinyurl.com/DLRWales](http://www.tinyurl.com/DLRWales)**

## **The Review of Designated Landscapes in Wales**

### **Stage Two**

#### **Background**

Welsh Ministers want to ensure that Wales' designated landscapes are equipped to meet current and future challenges, and they become internationally recognised exemplars for sustainability.

They commissioned this review in September 2014 to consider whether the current arrangements will deliver these objectives and, if not, what changes should be made in order to achieve them. The Review will engage with the public and designated landscape stakeholders in order to collate, examine and assess evidence concerning the designation, purposes, aims and governance of designated landscapes in Wales.

In the medium to long term, the new arrangements must enable any future body/bodies that govern our designated landscapes to further develop and enhance their strategic, policy making and operational delivery abilities such that they will:

- i. Deliver on designated landscape purposes.
- ii. Ensure the special qualities of designated landscape are protected.
- iii. Maximise the potential of these areas.
- iv. Support Natural Resource Management.
- v. Be exemplars particularly in landscape management and sustainability.
- vi. Develop clear and consistent ways of collaborating
- vii. Secure national leadership and yield the most effective use of resources.
- viii. Avoid duplication and maximise the use of scarce expertise.
- ix. Reinforce local accountability and decision making.

In January 2015 the Review of Designated Landscapes in Wales reported on Stage One which examined the purposes and duties of designated landscapes, and whether there should be one designation covering both National Parks and AONBs.

#### **Remit and Terms of Reference**

The Minister for Natural Resources has since provided an update concerning the Review and has written to the Chairman of the Review, Prof. Terry Marsden (for ease of reference enclosed) to set out the remit and terms of reference for Stage Two.

Within this stage the Review has been asked to consider:

- The governance and managements arrangements of our designated landscapes;
- How any future governing body/bodies would best promote collaboration and joint working while avoiding duplication;
- How any future governing body would best reinforce local accountability and decision making

The Review has also been asked to consider the future role of National Park Authorities as planning authorities; how the boards of these national assets can better reflect Welsh society in terms of gender, disability and ethnicity and specific issues of National Park Authority governance raised by the Review of Public Service and Delivery last year.

The following questions have been developed to help the Review identify and collate the evidence required to be able to reach its Stage Two conclusions. The first question, is referred to as the “Grand Challenge” by Professor Marsden in his covering letter/preamble, the additional questions have been constructed to assist the Panel and others in reaching their conclusions.

### **Questions for Stage Two**

1	<p><b>What are the most effective governance arrangements for designated landscapes that allow them to lead on and meet ambitious outcomes within and for Wales?</b></p> <p>In order to answer this question you may want to consider and respond to these additional, related questions:</p>
2	<p><b>In light of the Review’s Stage One report and recommendations and the Minister for Natural Resources’ written statement (dated the 4<sup>th</sup> March) what is your vision and ambition for the direction of Wales’s designated landscapes in the medium to long term?</b></p>
3	<p><b>From a governance perspective, what factors are preventing and/or likely to prevent designated landscapes from achieving the vision and ambition you set out in response to question 2?</b></p>
4	<p><b>From a governance perspective, what factors will allow designated landscapes to achieve the vision and ambition you set out in response to question 2?</b></p>
5	<p><b>Are there other designated landscape/protected area governance models/approaches you wish to bring to the attention of the Review?</b></p>

# Agenda Item 8

<b>MEETING</b>	Llŷn AONB Joint-Advisory Committee
<b>DATE</b>	24 June 2015
<b>TITLE</b>	Update on Projects
<b>PURPOSE</b>	Inform Members
<b>AUTHOR</b>	Llŷn AONB Projects Officer
<b>RECOMMENDATION</b>	Receive the Information

## **1.0 INTRODUCTION**

- 1.1 This report is presented for the information of members of the Joint Advisory Committee, regarding recent projects undertaken by the AONB Unit.

## **2.0 LLŶN CONSERVATION AREAS**

- 2.1 At the last meeting of the Joint Committee it was reported that Llŷn Conservation Areas project was under way. The project was to prepare an Evaluation and Improvement Plan for the Conservation Areas in the AONB. The study looked specifically at:

Aberdaron, Clynnog, Llanaelhaearn, Llanengan, Llangian, Llaniestyn,  
Porthdinllaen, Nefyn, Trefor.

- 2.2 Local company Burum, together with the Architect Maredudd ap Iestyn were appointed to carry out the work. As part of the project a workshop was held with Planning and AONB Officers.
- 2.3 Now the final report has reached us. A copy of the summary is included as an appendix. A copy of the full Report, with details of the individual villages is available from the AONB Unit (Welsh only).
- 2.4 The next stage of the work will be to attempt to realise the Report's recommendations, and to improve the state of the Conservation Areas within the AONB by working together and securing funding.

## **3.0 THE FIRST AND SECOND WORLD WARS**

- 3.1 Another research project which was identified in the current Management Plan was the influence and effects of the World Wars on the environment and society in the area. A brief was formed for the project to give an outline of what was needed and Mr Elfed Gruffydd agreed to carry out the work.
- 3.2 He has gathered a vast amount of interesting information about the First World War, including records of some that went to war, those who died copies of photos, letters, and advertisements. The AONB unit has received a draft of the work and a summary of the work is attached with this report. Elfed has now moved on to aspects of the

Second World War such as the remains at Penyberth and Cefnleisiog, Memorial Halls and the evacuees.

#### **4.0 LLŶN COASTAL FESTIVAL**

4.1 Once again, the AONB unit has co-ordinated The Coastal Festival and designed and published a pamphlet promoting the Festival's events. The events are organized by the AONB and our partners to raise awareness of the area by promoting the features that make Llŷn so special. 2000 copies of the pamphlet have been printed and distributed to our partners and tourist information centres.

#### **5.0 RECOMMENDATION**

5.1 Accept the information.

## LLŶN CONSERVATION AREAS

### EXECUTIVE SUMMARY

BURUM was commissioned in December 2014, to undertake an evaluation of the nine Conservation Areas within the Llŷn Area of Outstanding Natural Beauty (AONB). The work was expected to:

- Review and update the assessment undertaken in 2003 by BDP company;
- Identify what has changed since that assessment for better or worse;
- Assess and update what contributes to the special character of the Conservation Areas;
- Identify what needs to be done to maintain and protect them in the future.

The report and its findings were drawn up around the following key steps:

- Reading the report and findings of BDP;
- Undertaking desk research to understand changes to the context in terms of legislation, policy and general attitude to Conservation Areas;
- Identifying guidelines and good practice in the field;
- Conducting field work;
- Engaging with Community Councils and other key stakeholders to obtain their views;
- Formulate improvement recommendations for each of the nine conservation areas;
- Offer guidance in terms of measures that will assist the Council to maintain and improve the character of the areas in the future;
- Create a draft and final report drawing together the findings, conclusions and recommendations.

The report is split into two sections. The first section investigates the context/ external environment of what has changed since 2003. The second section evaluates and assesses the changes seen in the nine Conservation Areas since 2003.

The work was undertaken between December 2014 and March 2015.

#### Llŷn AONB Management Plan

In the original Management Plan (2005-2009), reference is made to the condition of the conservation areas with recommendations regarding their boundaries.

*Table 1*

SETTLEMENT	CONDITION	RECOMMENDATION
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Aberdaron	On the whole, it is well maintained	No Change.
Nefyn	Varied	Designate an extension
Porthdinllaen	Unique	Designate an extension
Llangian	Maintained extremely well	Additional Protection
Llanengan	Maintained well	Additional Protection
Llainestyn	Maintained well	Additional Protection
Trefor	Maintained fairly well	Designate an extension and additional protection
Llanaelhaearn	Maintained fairly well	Designate an extension and additional protection
Clynnog Fawr	Special character but some developments impairing this	Additional Protection

The current Management Plan (2010-2015 Plan) measures the progress made with implementing the previous plan. The extensions have been approved for Nefyn, Trefor and Llanaelhaearn. Steps were not undertaken to include additional protection for the specific settlements in question.

Although this project undertakes the inspection of the conservation areas, the work of drawing up management plans and implementing them are yet to be achieved.

### Status

The importance of conservation areas have, in one sense, increased since 2003. They are recognised as part of the family now known as 'heritage assets' that contribute towards:

- Economic vitality and culture;
- Civic pride and quality of life;
- A resource for generations to come.

Heritage assets are also recognised as a tool in terms of economic regeneration.

### Legislation

In terms of legislation concerning Conservation Areas, there has been no specific change in the field.

However, some changes in the planning field were identified that may have an impact on conservation areas including some changes to permitted rights on domestic and non-domestic land. There have also been some changes to Building Regulations concerning energy efficiency. The Planning and Heritage Measures also offer changes to the legislative context

Although not a direct part of the legal framework, the European Union and the individual states have supported the instrument of the *European Convention on Landscape*. This includes important obligations in terms of the status of conservation areas as landscape.

## National Policies:

Section 2 of Planning Policy Wales reinforces the Local Development Plan's status when determining planning applications and emphasises the need for these plans to be clear and concise.

Section 6 of Planning Policy Wales states that "conservation area designation is the main instrument available to local planning authorities to give effect to conservation policies for a particular neighbourhood or area". It recognises that the positive management of conservation areas is necessary if their character or appearance is to be protected and enhanced. Local Authorities are expected to establish consistent criteria against which existing and/or new conservation areas and their boundaries should be reviewed.

Technical Advice Note 12 on *Design* issued in July 2014, contains generic advice on good design. It stresses the need to evaluate the context (including "the area's natural and human history").

## Local Policies

The relevant planning policies have been included in the Unitary Development Plan. No Conservation Area Appraisals, Conservation Area Plans or Action Strategies have been published since the deposit plan was published in 2004.

## Drivers for Change

The drivers for change in the current Llŷn AONB Management Plan, were assessed when discussing how the historical environment has been influenced in the period up to 2015. Table 2 summarises that assessment.

In terms of positive impact, the period of economic austerity has meant that the investment in improving and converting historical buildings has been comparatively low. Therefore the mindless damage to the appearance and character of the majority of the conservation areas were few. On the other hand there has been a significant reduction in public investment to maintain and improve these areas. Some new developments have had a negative impact on some of the conservation areas or settings of these areas. Where there have been housing improvements there is a suggestion that property owners (often unknowingly) continue to use unsuitable materials or designs.

What was not predicted was the scope and level of public investment in heritage sites or buildings over the last ten years. The total is in excess of **£30 million**.

Nevertheless, there is hardly any or only a little in the urban environment - and specifically the Conservation Areas. There is therefore an argument that there is a risk that the lack of investment in these Conservation Areas would undermine the efforts to increase the value of the 'product or offer' in Llŷn and this in turn would undermine the benefit that comes from substantial investments.

## Conclusion

As a result of strengthening the status of the built environment as 'special landscapes' and as 'heritage assets' it is necessary to review their contribution locally to the wider life of the AONB. The need to undertake this is reinforced by the proposal of the Panel on the Review of Designated Landscapes to re-name areas of outstanding natural beauty in Wales as national landscapes and to give them the same status as landscapes as national parks.

A summary of the full description of the individual assessments has been included in Section 2 of the report.

The assessment of the nine conservation areas in Section 2 suggests that the condition of the areas on the whole continues to deteriorate. This is mainly due to defective design and inappropriate use of materials by property owners.

What is common to many of the Conservation Areas is the need to improve the following:

- Architectural details – doors and windows in an unsuitable design and colour installed in many of the buildings;
- Many of the windows installed in the incorrect place in the corner of the opening;
- The roof line and details of the eaves and soffits.
- Finish of external walls e.g. remove pebble dash and replace with the original finish;
- Quality and design of the roads and public spaces;
- Order of street furniture including bus shelters;
- Condition and appearance of commercial buildings;
- Untidy sites within the urban conservation areas;
- Unsuitable design with a number of recent developments outside the Area causing deterioration in the Area's setting.

Although there is some awareness and recognition locally of the importance of maintaining and improving the heritage assets, this awareness and recognition has not filtered down to wider public and private life. Therefore there is a need to increase awareness of the responsibility and contribution of owners of domestic and non-domestic property to maintain, retain and improve. We suggest that the communities themselves have a key role to play in this learning process.

Based on these assessments, we recommend that it is necessary to strengthen the protection of these areas by introducing control on permitted development rights in parallel with the educational programme to ensure compliance with the regulations and development conditions.

Evidence also suggests that it is necessary to review the attention and importance given to conservation area designations when assessing applications for new developments or close to the boundaries of those areas.

Investment is also needed in public spaces in the key conservation areas in order to support and add to the substantial investments in individual heritage buildings and the natural environment.

Investment is required in a programme to develop and improve heritage skills in order to increase capacity and keep the benefits locally.

In light of the threats and alleviation measures that come as a result of climate change, it is necessary to get to grips with the best way to prepare conservation areas to cope specifically with

rainfall and more regular and stronger storms and keep an eye on how residents respond to these changes.

## RECOMMENDATIONS

*Recommendation 1: 'We recommend that the next Llŷn AONB Management Plan has an important role with leading the way to put specific management plans and the strategy in place for the conservation areas in the Llŷn AONB taking into consideration the need to ensure that the areas are "fit for purpose" as a result of the climate change challenges.*

*Recommendation 2: To stage a conference for stakeholders to consider how it is possible to ensure that the Conservation Areas play their part fuller in the contribution to the area's heritage assets towards their regeneration.*

*Recommendation 3: Work and support residents and the business community to identify buildings of local heritage importance and to draft Guidance to Good Design for their Local Conservation Area;*

*Recommendation 4: Commence a programme to educate and train development managers and caretakers of public spaces regarding the importance of protecting and improving the appearance and character of conservation areas and their importance especially to the heritage and economy of the Llŷn Peninsula.*

*Recommendation 5: Consider setting aside a portion of current funds / or establish a new specific fund to further encourage owners and occupiers of houses and properties to invest and use more suitable windows, doors, wall and roof materials and communication technology equipment and lighting;*

*Recommendation 6: Encourage local residents and businesses to install solar panels, wind turbines and other sources of sustainable micro energy to less prominent roofs and gable-ends where they have no detrimental impact on the character and appearance of the conservation area.*

*Recommendation 7: Follow the Instruction in Article 4 (2) to restrict rights to cover, paint and render walls, re-roof and extensions, commencing with the buildings and streets that are important in terms of the setting of other buildings and structures of heritage and economic importance.*

*Recommendation 8: Collaborate with statutory contractors to establish a joint-understanding on methods to control the public spaces in the conservation areas including the rationalisation of use of structures not needed or replaced by more suitable materials where appropriate.*

*Recommendation 9: Collaborate with the Highways and Planning Services to draft street scene plans in the key areas of those Conservation Areas that are important in terms of the setting of other buildings and structures of heritage and economic importance.*

A number of specific recommendations address the situation in individual Conservation Areas and these are listed in full in Section 2.

## AONB Research Project

### Research on World War I – Elfed Gruffydd

#### Area memorials

- The vast majority of the ones from LLŷn that lost their lives in the Great War are remembered on war memorials.
- There is little information available about the history of placing these monuments (difficulty in finding records of committees or lists of contributions).
- There were dignified ceremonies to unveil memorials in Pwllheli and Nefyn.
- Commemorative plaques were added on them after World War II.
- There is a war memorial in Bangor for North Wales with the names of all those lost. Keith Parry's website, yffor.com is based on this list. There are many names not included on the memorial in Bangor, and names included in Bangor which cannot be traced in the press or on local monuments.
- There's details and pictures of the memorials in the areas listed below:  
**Aberdaron, Abererch, Boduan, Bryncroes, Clynnog Fawr, Dinas, Edern, Llanaelhaearn, Llanbedrog, Llanengan, Llannor, Llithfaen, Morfa Nefyn, Nefyn, Pistyll, Pwllheli, Rhiw, Rhydyclafdy, Sarn, Y Ffôr.**
- The monuments vary quite a bit, their layout, wording, location etc.
- There are 20 monuments on the Peninsula but there isn't one in Llangian (which includes Mynytho) or in Tudweiliog, although the Squires of Cefnamwlch and Nanhoron estates were very supportive of the war and urged the area's young men to volunteer and enlist.
- There is no monument to the parish of Botwnnog either and only one name from Botwnnog is on the memorial in Bangor.
- While Trefor is part of the Llanaelhaearn parish, young men from Trefor are not listed on the memorial.
- There is no monument in the parish of Llaniestyn. The memorial was placed (I wonder why?) in Dinas, and that has been raised by *'residents of Dinas, Greigwen and Garnfadryn'*.
- There is no monument in the parish of Llangwnnadr. The only evidence of anyone from the parish killed at war is the name G Griffith, which appears on the memorial in Bangor.
- As one can expect, the wording on the memorials varies greatly, the quotes are interesting and the authors of some cannot be traced.
- The names of some young men appear on more than one monument, a sign of pride perhaps, and the need to honour the young men with local connections. This suggests that the communities wanted to 'claim heroes'.

#### Memorials to individuals

- There are memorials to individuals in the following locations and details and photos are included:  
**Aberdaron (Eglwys St Hywyn), Abersoch (Capel Annibynwyr, Chapel Calfaria), Efailnewydd (Capel Berea), Garnfadryn, Llanbedrog (Capel Peniel Newydd, Capel Rehoboth, Eglwys St Pedrog), Llangian, Penllech (Eglwys St. Fair), Pwllheli (Capel Salem, Eglwys St Pedr, Capel Seion, Capel Tarsis), Rhydyclafdy.**

- Some churches and chapels in Llŷn have commemorated their members by placing memorials on their premises, whether a plaque on the wall or a stained glass window. This research includes details about the various monuments to certain individuals. Again, there is a variety of design, use, wording and lettering.
- The vicars of Llanbedrog and Aberdaron both lost their sons, and they are commemorated by a vestry and a stained glass window.
- John G Roberts, originally from Garnfadryn left books and a sum of money in his will to establish a library.
- A collection box monument was recently designed for Penllech Church to commemorate Glyn Roberts.

### **Rolls of Honor**

- There are 'Rolls of Honor' in the following schools and churches and the research includes details and photos:  
**Ysgol Bryncroes, Capel Brynmawr, Capel Dinas, Capel Garnfadryn, Capel Rehoboth Llanbedrog, Capel y Nant Nanhoron, Capel Penlan Pwllheli, Capel Penmownt Pwllheli, Salem/Taris Pwllheli, Capel Tabernacl Pwllheli, Capel y Traeth Pwllheli.**
- In the vestries and chapels listed above are beautifully framed 'Rolls of Honor' naming, not just those killed but all the young men who joined the army and navy.
- They vary in design, writing and presentation, some colored by hand.
- There are pictures of the young men on the rolls of honor in Garnfadryn and Ysgoldy'r Traeth, Pwllheli.
- A booklet in was designed in Penmount and Traeth with photos of the men inside.

### **Individual soldiers**

- Elfed's elaborated a bit more on some soldiers, when there more information was available. The research highlights the fear and insecurity and the pain of saying goodbye to family. This section is the most personal out of the research as the evidence present stories of individual families and soldiers. Two of the soldiers mentioned are Cynan and Tom Nefyn.

### **Soldiers from specific areas (this section should be dealt with side by side with the 'Monuments')**

- A major effort has been made to commemorate those boys where there is not a memorial for them.
- There are no monuments for the young men of Llangian, Nanhoron, Trefor or Tudweiliog and Penllech.
- Elfed has collected as much information as possible about the young men of Bryncroes and Dinas and started on Aberdaron and Pwllheli. Elfed hopes to add other areas.

## **Enlisting and Recruitment**

- "To the Army young men of Gwalia! A man who doesn't hate the enemy of his country is a hateful man. Wales Forever!"
- Lloyd George's argument to establish the Welsh Guards.
- Recruitment meetings in Llŷn with the Estates' families at the forefront.
- Two dozen enlists after Mrs. Wynne Finch, Tudweiliog chairing the meeting. On one hand, it was a surprise to have so many joining so early in such a rural area, but one should remember that the Wynne Finch family was the landlord, a significant employer and very influential in Tudweiliog.
- Newspaper clippings about enrolling meetings in Llŷn.
- Posters.

## **Soldiers on Llŷn**

- Research of the Royal Artillery 43th Welsh Division coming to Pwllheli after encouragement from Town Council.
- Excitement in the town in early 1915, when soldiers came to stay in the homes of residents. Those who kept summer visitors talking full advantage of business throughout the year.
- The railway station had opened in Pen Cob in 1909 and crowds gathered there to welcome troops.
- Strict conditions imposed on the residents who had soldiers staying in terms of feeding the troops, sleeping arrangements and washing facilities.
- An English service on Sundays for non-Welsh soldiers.
- Sports days for them.
- Concerns about excessive 'temptation' for the women of Pwllheli and judgment made on the behaviour of some women in the press. Response letter by one woman.
- Soldiers returning home on leave.
- Special constables appointed in Abersoch

## **The Belgians in Llŷn**

- Britain wanted to protect Belgium so thousands fled from their country and about 200,00 of them came to Britain.
- The first Belgians in Cricieth
- The kindness of Aberdaron residents.
- Although the Belgians stay was short, it is clear that they mixed well with the residents.

## **Tribunals and the Law**

- Fewer men enrolled voluntarily than the authorities had hoped so the Derby scheme was introduced in the autumn. Every man between the ages of 19-41 was expected to enrol

immediately or be prepared to do so when needed. This scheme was unsuccessful so enforcement measures had to be put in place.

- Some appealed, explaining their reasons, the research includes some cases in Llŷn at the time

### **The Tramp's Visit**

- Reverend JT Pritchard's Tucia bus tour around Llŷn. Record of how Llŷn was at the time.

### **Produce!**

- As the war progressed, Llŷn's Farmers were drawn into the vicious circle. The servants went to war, and the authorities were urging farmers to produce more food.
- The importance of Cwnhingwr (rabbit hunter).
- Arguments were presented in the tribunals in favour of the Cwnhingwr and they are addressed in the research.
- Effects of the war on the End of Season Fairs
- Young Farmers benefiting when the agricultural college opened at Madryn.
- 'Dig for Victory' Posters.
- Land Girls.
- Fishing.

### **Social Life**

- Despite the war, social life in Llŷn was underway and this section is full of information about the social life of the residents. There is also evidence of singing from the 'Cymanfa Dosbarth Penlleyn' leaflet in the trenches in France.
- The Literary Society.
- The Sunday School Trips.
- The Kinema.
- Religion.
- The Great Influenza – How it affected Llŷn.

### **Hardship**

- There were concerns from the first days of the war about food shortages, and as always, shortages raised prices.
- A shortage of meat in Nefyn.
- 'Food Price' and coal.
- Rationing Eggs.
- Water Shortage
- Complaining that Pwllheli market supplied buyers from Criccieth, Porthmadog and beyond.
- Rationing
- Granite Quarries and Mines

### **Local support for Soldiers and Humanitarian Organisations**

- The suffering led to many charities being established to support troops on the battlefield and families in need at home.
- The people of Llŷn were very supportive to organizations worthy of support. They went deep into their pocket to help their local soldiers in times of hardship.
- Letters from Mayor of Pwllheli to some young men from the town who were in the trenches.
- Concert in Tudweiliog to raise money for young men of 'Dweiliog and Penllech
- Meeting to help the soldiers in Llithfaen.
- Penygraig Sisters and others preparing winter clothes for the soldier.
- Llaniestyn School Logbook mentions an appeal to get Christmas Puddings to the young men.
- The support from Llŷn to charities like the Red Cross and others.
- The National Egg Collection for the Wounded in Lley and Eifionydd.

### **Signs of the War at sea**

- The sea around the coast gave first hand experiences of war signs to local residents during the Great War.
- Sailors of Llŷn - Loss of ships and lives
- Bodies washed ashore in Abersoch. Burying the bodies at local cemeteries.
- Commemorating the ones who drowned when the 'BURUTU' wrecked.

### **Prime Minister visits**

- As their MP, David Lloyd George was a regular visitor to Llŷn especially Nefyn and Pwllheli from 1890.
- Bangor National Eisteddfod

### **Celebrating the end of the war**

- The truce
- Babies who were born in Llŷn and Eifionydd during the last day of the war, November 11, 1918, received a Silver Spoon. Article in Llanw Llŷn asking for any local information.
- Concerts to welcome soldiers back to Llŷn

# Agenda Item 9

<b>MEETING</b>	Llŷn AONB Joint Advisory Committee
<b>DATE</b>	24th of June 2015
<b>TITLE</b>	Establish a Planning Sub-group
<b>PURPOSE</b>	Present the case for establishing a Planning Sub-group
<b>AUTHOR</b>	Llŷn AONB Service manager
<b>RECOMMENDATION</b>	Not to establish a Planning Sub-group

## **1.0 INTRODUCTION**

- 1.1 This report addresses the method of commenting on planning developments within, and near to the Area of Outstanding Natural Beauty. It looks at how comments are made by the AONB Service Manager and the AONB Joint Committee and the possibility of setting up a Planning Sub-group.

## **2.0 COMMENTS BY THE AONB SERVICE MANAGER**

- 2.1 Under the current system (based on a Service Agreement) the AONB Service Manager receives information about relevant planning applications by the Planning Department. Also a copy of the weekly list of planning applications - which contains information about all applications within the County (excluding the National Park) is sent to the AONB.
- 2.2 The AONB Service Manager is expected to comment on the relevant applications within the time frame set (usually 3 weeks). The AONB Manager's comments will be considered by the relevant Planning Officer while preparing a Delegated Report or a Committee Report.

## **3.0 THE JOINT ADVISORY COMMITTEE**

- 3.1 There are discussions on planning issues in the Joint Committee from time to time. Recently there have been extensive discussions on issues of wind turbines on land. Subsequently it was decided to adopt a statement on this issue, with the Service Manager submitting it on relevant planning applications on behalf of the Joint Committee.
- 3.2 There have been discussions in the meetings also about the possibility of establishing a Sub-group to consider and comment on planning issues relevant to the AONB. Arguments for and against this have been presented.
- 3.3 In terms of the Constitution of the Joint Committee, it refers to the possibility of calling a meeting of Planning Issues Sub-group:

"The chairman of the Advisory Committee can convene a meeting of a planning sub-group to discuss and submit formal comments on behalf of the Advisory Committee on planning applications which may have a direct effect on the AONB designation and which are drawn to his attention as an urgent matter by the AONB Officer or the Dwyfor Area Planning manager."

- 3.4 As noted, there are pros and cons of establishing a sub-group design. See some of the arguments below:

**Benefits**

Able to respond more quickly than a full meeting of the Joint Committee  
Addressing individual issues (rather than relying on a general statement)

**Disadvantages**

Increased administration  
Members would have to be careful in terms of pre- expression on planning issues.  
Does a Subgroup represent the views of all members?

**4.0 CONCLUSION**

- 4.1 It is believed that the present system of commenting on planning applications works satisfactorily. If a significant issue is raised, the Constitution states that a special meeting of the Joint Committee can be held.

**5.0 RECOMMENDATION**

- 5.1 Continue with the current system of dealing with planning issues and not to establish Planning Sub-Group for the time being.**

# Agenda Item 10

<b>COMMITTEE</b>	Llŷn AONB Joint Advisory Committee
<b>DATE</b>	24th of June 2015
<b>TITLE</b>	Planning Appeal – Wind Turbine, Crugeran, Sarn
<b>PURPOSE</b>	Present information
<b>AUTHOR</b>	Llŷn AONB Service Manager
<b>RECOMMENDATION</b>	Decide on comments to be submitted

## 1.0 INTRODUCTION

- 1.1 This report has been included on the Joint Committee's agenda at the request of one of the local members.
- 1.2 The issue concerns the Planning Appeal which has been made following refusal of planning permission for an additional wind turbine to be placed on land near Crugeran, Sarn Mellteyrn. **Refer to the Appendix for further information.**

## 2.0 THE INITIAL PLANNING APPLICATION

- 2.1 In 2014 an application was made for a three bladed wind turbine, 50 kw capacity and measuring 34.2 meters in height at Crugeran Farm. The application number is C14/0974/32/LL. Details of the application, together with additional documents, can be found on the Gwynedd Council website. There were a number of background documents with the application, these included a location plan, details of the turbine, Design and Access Statement etc.
- 2.2 The site lies outside the boundary of the AONB, but the development would be clearly visible from the designated area, as the turbine which has already been erected indicates.
- 2.3 Comments were made by the AONB Service Manager on the application, which included the statement adopted by the Joint Advisory Committee (JAC). A full copy of the comments can be found on the Council's website. The conclusions were:

The turbine concerned would certainly create a significant amount of renewable electricity. This can mean a saving of carbon emissions but energy and materials would be used to produce and install the turbine. In this case one turbine has already been constructed on Crugeran land in order to contribute to the income of the business and the sustainability of the farm. Although the current proposed development site is not next to the existing turbine, there must be consideration to the cumulative effect of both wind turbines on the landscape.

The fact that the turbine's blades turn means that the visual impact is more than of a stationary structure – this cannot be conveyed in pictures or photomontages. Information on the potential impact of the development was presented in the DAS, but there are some concerns and doubts regarding some aspects of this information.

The Area of Outstanding Natural Beauty was designated in order to maintain and protect the special landscape and beautiful coast of the Llŷn Peninsula. The area where the turbine would be located is close to the boundary of the AONB and the turbine would be prominent from some parts of the AONB and in views towards the AONB (e.g. Porth Neigwl, Rhiw Mountain and Garnfadryn).

It is believed that the development would be an additional intrusive and foreign element on this rural and historic landscape in this part of the peninsula. It would interfere with the setting of the AONB and views in and out of the national protected area and an area recognised by Register of Historic Landscapes.

Also included below are comments by the AONB Joint Advisory Committee. The Joint Committee has been established since 1997 with the aim of advising the local authority and other organizations on issues regarding landscapes conservation, countryside management and the environment which affect the AONB. Local Members, Community Councils, organizations and institutions are members of the Joint Committee. Following a discussion on the matter the Joint Committee adopted the following statement regarding wind turbines near the AONB boundary:

*"Applications for wind turbines higher than 11 meters within the boundary and view of Llŷn Landscape of Outstanding Historic Interest and Ynys Enlli should be rejected, to avoid significantly harming the setting and views of the AONB."*

- 2.4 A Report on the application was prepared by the Case Officer and the application was considered through the delegated procedure and was refused.

### **3.0 PLANNING APPEAL**

- 3.1 An appeal against the refusal of planning permission has been made by the applicant. The start date for the appeal was May 19th and there is a period of six weeks for comments (by June 30th). Comments must be sent directly to the Inspectorate in Cardiff (the appeal will be considered through a written procedure).

### **4.0 FURTHER COMMENTS**

- 4.1 There is no intention to make further comments on behalf of the AONB Unit as original comments are quite detailed. However, as only a general statement was made on behalf of the JAC it would be possible to send further comments that are more specific to this particular case.
- 4.2 If further comments are to be made, members are encouraged to make relevant comments on the basis of firm planning issues.

### **5.0 RECOMMENDATION**

- 5.1 Decide on detailed comments to be submitted on the appeal and authorize the Service Manager to submit them to the Inspector on behalf of the Joint Advisory Committee.

**Adran Rheoleiddio / Regulatory Department**  
**Gwasanaeth Cynllunio / Planning Service**  
Uwch Reolwr Gwasanaeth Cynllunio ac Amgylchedd  
*Senior Manager Planning and Environment Service*  
Gareth Jones



SWYDDOG AHNE  
UNED CEFN GWLAD A MYNEDIAD  
CYNGOR GWYNEDD  
SWYDDFA ARDAL DWYFOR  
PWLLHELI  
GWYNEDD  
LL53 5AA

21/05/2015

Cyf. Cyngor Gwynedd/*Gwynedd Ref.No:* C14/0974/32/LL  
Cyf. Llywodraeth Cynulliad Cymru /  
*Welsh Assembly Government Ref.No:* APP/Q6810/A/15/3022085  
*Dyddiad Cychwyn yr Apêl / Appeal Starting Date:* 19/05/2015  
*Enw'r Apelydd / Appellant's Name:* Richard Parry  
*Swyddog / Officer:* Gwenan Jones

*Bwriad / Proposal:* Gosod tyrbin gwynt ychwanegol gyda uchder i'r hyb o 24.6 metr a diamedr rotor o 19.2m a gyda uchder i frig y llafrn o 34.2 metr / Install an additional wind turbine with a hub height of 24.6 metres and a rotor diameter of 19.2 metres giving a total height to blade tip of 34.2 metres  
*Lleoliad / Location:* Crugeran, Sarn, Pwllheli, LL538DT

Annwyl Syr/Madam,

**DEDDF CYNLLUNIO GWLAD A THREF 1990 - Apêl o dan Adran 78(i)**

Ysgrifennaf atoch i'ch hysbysu bod apêl wedi ei wneud i Lywodraeth Cynulliad Cymru parthed y safle uchod. Gwneir penderfyniad ar yr apêl ar sail: Ysgrifenedig / Written, ac os yn wrandawriad anffurfiol neu gyhoeddus, byddwn yn cysylltu â chwi eto ynglŷn â'r dyddiad a'r lleoliad. Gallwch weld dogfennau'r apêl yn y swyddfa hon.

Bydd unrhyw sylwadau a wnaed ar y cais am ganiatâd cynllunio yn cael eu hanfon i Lywodraeth Cynulliad Cymru gyda chopi i'r apelydd a rhoddir ystyriaeth i'r cyfryw sylwadau gan y Cynulliad wrth benderfynu ar yr apêl. Os ydych eisiau tynnu'n ôl, newid, neu ymhelaethu ar eich sylwadau blaenorol mewn unrhyw ffordd, dylech ysgrifennu drwy gyflwyno 3 chopi at Yr Arolygwyr Cynllunio, Adeilad y Goron, Parc Cathays, Caerdydd, CF10 3NQ o fewn 6 wythnos o'r dyddiad dechrau fel y cyfeirir ato uchod gan roi'r cyfeirnod uchod. Bydd copiau o unrhyw gynrychiolaeth y byddwch yn ei roi yn cael ei anfon ymlaen i'r apelydd a'r Llywodraeth Leol a bydd unrhyw gynrychiolaeth yn cael ei gysidro gan y Cynulliad pan yn penderfynu ar yr apêl oni bai y byddwch yn eu tynnu'n ôl o fewn 6 wythnos o'r dyddiad dechrau.

Mae'r Arolygiaeth Gynllunio wedi cynhyrchu templed ar gyfer cyflwyno cynrychioladau ble mae partion â diddordeb yn cwblhau eu manylion personol ar wahan i'w cynrychioladau. Pan dderbynir manylion personol gan yr Arolygiaeth maent yn cael eu cadw ar wahan o'r wybodaeth sydd ar gael i'r cyhoedd ac maent yn cael gwared ohonynt yn unol â thelerau'r Ddeddf Diogelu Data. Mae copi o'r templed ynghlwm wrth y llythyr hwn. Fel arall, mae'r Arolygiaeth yn hyrwyddo defnydd o'u cyfleusterau ar-lein i gyflwyno cynrychioladau yn [www.planningportal.gov.uk/planning/appeals/online/comment](http://www.planningportal.gov.uk/planning/appeals/online/comment)

Gwefan / *Web site:* [www.gwynedd.gov.uk](http://www.gwynedd.gov.uk)  
E-bost: [Cynllunio@gwynedd.gov.uk](mailto:Cynllunio@gwynedd.gov.uk)  
E-mail: [Planning@gwynedd.gov.uk](mailto:Planning@gwynedd.gov.uk)  
Ffôn / *phone:* 01766 771 000

Swyddfa'r Cyngor  
Gwasanaeth Cynllunio  
Ffordd y Cob  
Pwllheli  
Gwynedd  
LL53 5AA

Mae copi o lyfryn 'Guide to taking part in planning appeals' ar gael am ddim o'r swyddfa hon neu drwy 'cyhoeddiadau' ar safle we'r Arolygiaeth Gynllunio [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

Os ydych am dderbyn copi o'r llythyr penderfyniad, dylech ysgrifennu at Yr Arolygiaeth Cynllunio, Adeiladau y Goron, Parc Cathays, Caerdydd, CF10 3NQ gan roi'r cyfeirnod uchod.

.....

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 - Section 78(i) Appeal**

*I am writing to let you know that an appeal has been made to the Welsh Assembly Government in respect of the above site. The appeal is to be decided on the basis of an: Ysgrifenedig / Written, and if an informal or public inquiry, I will contact you again regarding the date and venue. The appeal documents can be viewed at this office.*

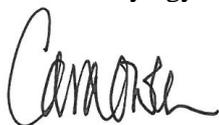
*Any comments already made following the original application for planning permission will be forwarded to the Welsh Assembly Government and a copy to the appellant and will be taken into account by the Assembly in deciding the appeal. Should you wish to withdraw, modify, or elaborate upon your earlier comments in any way, you should write submitting 3 copies direct to The Planning Inspectorate, Crown Building, Cathays Park, Cardiff, CF10 3NQ within 6 weeks of the start date as indicated above quoting the above reference number. Copies of any representations that you do make will be sent to the appellant and the Local Authority and any such representations will be considered by the Assembly when determining the appeal unless you withdraw them within 6 weeks of the start date.*

*The Planning Inspectorate has produced a template for submission of representations where interested parties complete their personal details separately to their representations. The personal details are then held separately from the publicly available information when they are received by the Inspectorate and disposed of in accordance with the terms of the Data Protection Act. A copy of the template is attached to this letter. Alternatively the Planning Inspectorate encourage use of their on-line comment facilities to submit representations at [www.planningportal.gov.uk/planning/appeals/online/comment](http://www.planningportal.gov.uk/planning/appeals/online/comment)*

*A copy of the booklet 'Guide to taking part in planning appeals' is available free of charge from this office or through 'publications' on the Planning Inspectorate website [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)*

*Should you wish to request a copy of the appeal decision letter, you should write direct to the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ quoting the above reference number.*

Yr eiddoch yn gywir/Yours faithfully



RHEOLWR RHEOLAETH DATBLYGU / DEVELOPMENT MANAGEMENT MANAGER

# Agenda Item 11

<b>MEETING</b>	Llŷn AONB Joint Advisory Committee
<b>DATE</b>	24th of June 2015
<b>TITLE</b>	Local Members and the JAC
<b>PURPOSE</b>	Present information
<b>AUTHOR</b>	Llŷn AONB Service Manager
<b>RECOMMENDATION</b>	Retain the present arrangement regarding membership of the JAC

## **1.0 INTRODUCTION**

- 1.1 This report has been included on the agenda on the request of a Local Member. It refers to the possibility of changing the Constitution of the JAC in relation to the number of Local Members (Councillors) which are members.

## **2.0 THE PRESENT SITUATION**

- 2.1 At present there are 5 Local Members on the JAC, in accordance with the Constitution. The members are those for the following areas: Aberdaron, Abersoch, Clynnog, Llanbedrog a Nefyn.
- 2.2 The Constitution states that Local Members are to be changed following local elections. This means that other Local Members, which represent other wards which are within the AONB, become members of the JAC following the local elections (so members are rotated).
- 2.3 The present situation means that no member is on the JAC for more than 4-5 years (depending on the timing of local elections). It is believed that the present situation works well since it permits members which represent other wards within the AONB to be on the JAC for a period of time, bringing a new outlook.
- 2.4 If members do decide to change the arrangements regarding membership, the Constitution of the JAC would need to be changed. Possibly this could be done through the delegated method by the Cabinet Member or it might need to go before a meeting of the full Council. Legal advice will be needed on the matter.

## **3.0 CONCLUSION**

- 3.1 It is believed that the present arrangement of having 5 Local members on the JAC is satisfactory, with other Members becoming members after local elections.

## **4.0 RECOMMENDATION**

- 4.1 **Continue with the current arrangement and not begin a process to change the Constitution of the JAC in relation to Local Members.**