



# Complete Agenda

**Democratic Service**  
Swyddfa'r Cyngor  
CAERNARFON  
Gwynedd  
LL55 1SH

Meeting

**PLANNING COMMITTEE**

Date and Time

**1.00 pm, MONDAY, 24TH SEPTEMBER, 2018**

Location

**Siambr Dolgellau - Cae Penarlâg, Dolgellau**

Contact Point

**Lowri Haf Evans**

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(DISTRIBUTED 14/09/18)

## **PLANNING COMMITTEE**

### **MEMBERSHIP (15)**

#### **Plaid Cymru (8)**

Councillors

Elwyn Edwards  
Berwyn Parry Jones  
Edgar Wyn Owen  
Cemlyn Rees Williams

Simon Glyn  
Huw Gruffydd Wyn Jones  
Catrin Elen Wager  
Gruffydd Williams

#### **Independent (4)**

Councillors

Eric M. Jones  
I. Dilwyn Lloyd

Anne Lloyd Jones  
Eirwyn Williams

#### **Llais Gwynedd (1)**

Councillor  
Owain Williams

#### **Gwynedd United Independents (1)**

Councillor  
Louise Hughes

#### **Individual Member (1)**

Councillor  
Stephen W. Churchman

## PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

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

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

## AGENDA

### 1. APOLOGIES

To accept any apologies for absence.

### 2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

### 3. URGENT ITEMS

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

### 4. MINUTES

6 - 17

The Chairman shall propose that the minutes of the previous meeting of this committee, held on 3<sup>rd</sup> of September 2018, be signed as a true record.

### 5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

#### 5.1. APPLICATION NO: C18/0684/16/R3 - PARC BRYN CEGIN, 18 - 30 LLANDYGAI, BANGOR

Create a new car park including drainage works, earthworks, signs together with street lighting.

**LOCAL MEMBER: Councillor Dafydd Meurig**

[Link to relevant background documents](#)

#### 5.2. APPLICATION NO: C18/0048/39/LL - BEACH HUT 15, ABERSOCH 31 - 42 BEACH, ABERSOCH

Construction of new beach hut without compliance with condition 2 of planning permission C15/0537/39/LL dated 3 July 2015

**LOCAL MEMBER: Councillor Dewi W Roberts**

[Link to relevant background documents](#)

**5.3. APPLICATION NO: C18/0599/39/LL - 4, PEN Y BONT, LON 43 - 49  
ENGAN, ABERSOCH**

Roof terrace to second floor

**LOCAL MEMBER: Councillor Dewi W Roberts**

[Link to relevant background documents](#)

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## PLANNING COMMITTEE 3/9/18

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**Present:** Councillor Elwyn Edwards - Chair  
Councillor Eric M. Jones - Vice-chair

**Councillors:** Stephen Churchman, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Huw G. Wyn Jones, Dilwyn Lloyd, Edgar Wyn Owen, Cemlyn Williams, Eirwyn Williams, Gruffydd Williams and Owain Williams.

**Others invited:** Councillors Aled Evans, Sian Wyn Hughes and Kevin Morris Jones (Local Members).

**Also in attendance:** Gareth Jones (Senior Planning Service Manager), Cara Owen (Planning Manager), Idwal Williams (Senior Development Control Officer), Moira Parri (Environmental Health Officer - for item 5.1 on the agenda), Dafydd Gareth Jones (Senior Planning Officer, Minerals and Waste - for item 5.3 on the agenda), Dylan Wynn Jones (Traffic, Projects and Street Work Manager), Rhun ap Gareth (Senior Solicitor) and Bethan Adams (Member Support Officer).

**Apologies:** Councillors Simon Glyn and Catrin Wager.

### Welcome

A warm welcome was extended to Councillor Cemlyn Williams who was attending his first meeting.

### 1. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- (a) No declarations of personal interest were received from any members present.
- (b) The following members declared that they were local members in relation to the items noted:
  - Councillor Aled Evans (not a member of this Planning Committee) in relation to item 5.1 on the agenda (planning application number C18/0385/41/LL);
  - Councillor Sian Wyn Hughes (not a member of this Planning Committee), in relation to item 5.2 on the agenda (planning application number C16/1089/42/LL);
  - Councillor Dilwyn Lloyd (a member of this Planning Committee), in item 5.3 on the agenda, (planning application number C18/0125/17/MW);
  - Councillor Kevin Morris Jones (not a member of this Planning Committee), in item 5.4 on the agenda (planning application number C18/0237/15/R3);
  - Councillor Eirwyn Williams (a member of this Planning Committee) in relation to item 5.7 on the agenda, (planning application number C18/0559/35/MG).

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

### 2. MINUTES

The Chair signed the minutes of the previous meeting of this committee held on 23 July 2018, as a true record.

### 3. PLANNING APPLICATIONS

The Committee considered the following applications for development.

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

## RESOLVED

### 1. **Application number C18/0385/41/LL - Dragon Raiders Activity Park, Gwynfryn Lodge, Llanystumdwy, Cricieth**

Use of land for a quad bike safari activity in addition to existing segway, paintball (skirmish games) and bushcraft activities

- (a) The Planning Manager elaborated on the background of the application, noting that the application had been deferred at the Committee meeting held on 23 July 2018 in order to hold a site visit and receive additional information. Some members had visited the site prior to the meeting.

In terms of general and residential amenities, it was noted that concerns voiced about the proposal mainly related to noise matters. Attention was drawn to the fact that the report included additional information to what was noted in the previous report submitted to the Committee, in the context of noise matters. It was noted that there was a considerable assessment of the noise matters and attention was drawn to the additional observations received from the Public Protection Unit, confirming that they did not object to the proposal in respect of noise, subject to noise level conditions.

It was noted that although the quad-bike safari was a new activity, it was not believed that it would intensify the site's use as it could not be held at the same time as the segway use that had already been granted approval.

It was highlighted that consideration had been given to the additional information that had been requested at the previous meeting, in the report under the heading 'Other Matters' (paragraphs 5.18 - 5.21). It was noted that the Committee had specifically asked for an explanation in terms of the site's current opening times and whether or not they coincided with relevant conditions under a previous permission. It was explained that the previous permission (granted on appeal) involved opening 5 days a week between 9.00am - 5.00pm, namely Monday, Thursday, Friday, Saturday and Sunday. It was noted that the application before the committee was requesting opening hours of 9.00am - 5.00pm every day of the week, namely an increase of 2 days. It was noted that conditions on the extant permissions restricted the site's opening hours, it was possible that the site was open for 7 days a week already in reality. It was explained that there was no robust evidence of this, however, from the site's advertisements, it appears that 7 days a week is currently possible at the site.

In line with the Committee's wishes at the previous meeting, it was confirmed that only one complaint had been received regarding the site's current opening hours, and that this was recent. The matter was being investigated by the Enforcement service. It was explained that this matter should not affect the consideration of the application submitted before the committee.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

- (b) The local member (not a member of this Planning Committee) noted the following main points:-
- That 8 letters of objection had been received as part of the public consultation including a letter from the Community Council which reflected the views of the neighbourhood.

- That many had drawn his attention to the fact that the applicant had noted that he had contacted the neighbours in the context of the proposal but that he had not contacted them;
- That the applicant had noted in his application that the current activities on the site were not heard or seen by the applicants. He was asked to note that this was not true;
- Concerns in terms of the enforcement procedure;
- It was alleged that the attraction was open for more than the permitted hours and the business' pamphlet noted that paint-balling sessions were available in the evening between 6.30pm and 9.30pm;
- Concern in terms of road safety on the narrow road leading to the site, with problems occurring in particular when a bus transported people to the site;
- Concern regarding the noise level deriving from the development on nearby businesses and neighbours, as six quad-bikes would sometimes be operational on the site for an hour at a time;
- That the current use of segways on the paths did not disrupt the neighbours and that he was asking the Committee to refuse the use of quad-bikes on behalf of the neighbours.

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

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

- That it was important that the extension to the car park was completed before the quad-bike safari activity was commenced;
- The planning conditions could be revoked after receiving planning permission. Who could revoke the conditions imposed by the Committee if the application was approved?
- A request was made for a site visit due to concerns about the noise level that would derive from the development. There was a difference in noise derived from one quad-bike compared to the noise deriving from six. Confirmation was not received on the site visit in terms of the power of the quad-bikes that the applicant intended to use, either 50cc or 350cc;
- Would it be possible to receive confirmation in terms of the attraction's opening hours with evening sessions being advertised;
- Concern in terms of the opening hours of the attraction and the impact of noise levels on neighbours. There was no background noise on the site at the time of the site visit;
- The local member was thanked for highlighting matters. Would it be possible to receive confirmation as to whether the applicant had consulted with the neighbours? Consulting with neighbours was important;
- If noise complaints were received, would the activity be prevented on the site?
- That the Planning Inspector in the original planning permission had imposed conditions in terms of the attraction's opening hours between 9.00am and 5.00pm on Monday, Thursday, Friday, Saturday and Sunday for a reason to protect the neighbours. The opening days should remain as 5 days rather than increase to 7 days a week;
- As the activity was held on private land, there would be no requirement for the quad-bikes to receive a MOT test. Over the years, the noise levels of the quad-bikes would increase. Would it be possible to impose a condition that the quad-bikes had to be given a MOT test, should the application be approved?
- Concern in terms of the noise impact on neighbours, would it be possible to impose a condition that the Council monitors the noise level periodically?

(ch) In response to the above observations, the officers noted that:

- When an application was submitted to revoke a planning condition, the applicant had to justify why the condition was not required to make the proposal acceptable. In terms



of the noise condition, it would be very difficult to justify why the condition was required. Application to revoke conditions would be decided upon in accordance with procedures;

- Apart from the planning process, it was possible to deal with complaints by means of the statutory nuisance procedure, under the Environmental Protection Act 1990. It was not possible to confirm the power of the quad-bikes as the applicant had not procured them yet. The noise assessment submitted by the applicant was beyond the required desk assessment and was in line with the national guidance, with one quad-bike being used to calculate the total noise deriving from six quad-bikes. Should the application be approved, a condition could be imposed that the noise levels were in accordance with the background noise levels noted in the noise assessment;
- That the enforcement investigation in terms of the attraction's opening hours was currently live and so no comment could be made on this matter;
- It was not required for the applicant to consult with neighbours with this type of application;
- In terms of preventing activity on the site after receiving noise complaints, it was dependent on the nature of the noise. It was not recommended to complete additional work in terms of mitigating noise impact, but should there be a statutory nuisance, a barrier could be installed between the source of the noise and the location affected.
- In terms of imposing a condition that the quad-bikes received a MOT test, the applicant was subject to health and safety requirements and so there was no reason to duplicate by imposing a condition to this end;
- It could not be presumed that the noise impact would be any different to the evidence provided in the noise assessment submitted as part of the application. Installing a noise monitoring machine would be an option to consider as part of the investigation by the Public Protection Unit or Planning Enforcement Unit should a complaint be received.

**RESOLVED to approve the application.**

Conditions:

1. Time
2. Compliance with plans
3. Trees management plan
4. Limit opening times
5. Restrict the numbers
6. Complete the car park extension
7. A noise condition

**2. Application Number C16/1809/42/LL - Land at Bryn Rhydd Farm, Edern, Pwllheli**

Construction of a new building to produce and sell ice cream, an education room, and create a new entrance, parking and landscaping.

- (a) The Planning Manager elaborated on the background of the application, and noted that it had been submitted to the Planning Committee on 7 November 2016 and then on 28 November 2016 after a site visit had been conducted. It was reported that the Committee had approved the application contrary to the officers' recommendation, as it was considered that no other suitable location was available and as it was possible that considerable weight could be placed on the economic benefits of the venture. It was noted that the Senior Planning Service Manager had referred the application to a cooling-off period to provide an opportunity to hold discussions with the applicant.

It was highlighted that the policy considerations had changed and that the Gwynedd and Anglesey Joint Local Development Plan (JLDP) had been adopted since July 2017. As a

result of the period of time that had passed and the changes made to the plans, it was considered that the application should be submitted to the Committee again in order to have an opportunity to assess the application under the new policies, rather than submit it to the Committee as a cooling-off report as originally suggested.

It was noted that the Local Planning Authority was not completely convinced that this was the most suitable location for the development. Based on the information received from the applicant, it was appreciated that there was justification for considering this location, the Local Planning Authority was satisfied with the proposal following the discussions and beneficial collaboration to obtain a quality design and layout that would be better in-keeping with the rural area, and that the proposal was in accordance with the policy requirements of policy CYF 6 of the JLDP.

It was explained that current policies were less restrictive than the previous policies of the Gwynedd Unitary Development Plan and were more flexible in terms of locating new buildings in the countryside. Having considered the proposal under the new policy considerations, the proposal in its amended form was considered to be an improvement and meets the principles of constructing new units for business / industrial use in the countryside.

- (b) The local member (not a member of this Planning Committee) supported the application and noted the following main points:-
- That the development was an exciting opportunity for the milking farm family, as well as for the Pen Llŷn area;
  - That the attraction would allow people to see how the business worked;
  - That there was local support for the proposal;
  - That the development would create employment opportunities;
  - That there was justification for locating the development on this site as it was land in the ownership of the applicant, rather than the Estate's land, and that the connection to the electricity supply on the site would enable the business to use more productive machines;
  - Expressed gratitude for the opportunity to discuss the proposal with the planning officers in order to reach a consensus. The discussions had led to an improved design that was more fit for purpose.
- (c) It was proposed and seconded to approve the application.

A member noted that the discussions had continued for two years since the application had been considered originally by the Committee, but that the amendments made to the plans following discussions about the proposal made the development much better.

**RESOLVED to approve the application.**

Conditions:

1. Five years
2. In accordance with the plans
3. Agree on the finish / colour of the roof
4. Agree on the finish of the walls
5. Submit a plan for agreeing to install solar panels / underground heat source and air pump
6. Submit a landscaping plan with native trees/ landscaping timescale
7. *Cloddiau* must be planted around all the boundaries before the building can be occupied and they must be retained as so in future
8. Agree on the surface of the car park
9. The shop / cafe must be used for a purpose that is subservient to the ice cream producing business only and not as a separate business unit and the area of the shop / café is confined to that shown in the floor plan

10. Details of any air extraction / ventilation system must be submitted before installing them in the development.
11. A lighting plan must be submitted
12. Materials must not be stored outside the building
13. Deliveries and haulage hours to be restricted
14. Highways Conditions
15. Welsh Water conditions

**3. Application Number C18/0125/17/MW – Moel Tryfan and Alexandra Quarry, Rhosgadfan, Caernarfon**

Disposal and processing of existing mineral working deposits for the purposes of producing slate aggregates.

- (a) The Senior Planning Manager – Minerals and Waste expanded on the background of the application, noting that the application was for the extension of activities on the site. It was explained that the site had been operational since 2007. It was noted that relatively substantial slate tips surrounded the site and that it was intended to extract slate from the tips as a secondary aggregate. It was noted that this type of activity met Welsh Government's sustainability objectives to make the best of a secondary aggregate rather than blast and excavate from scratch.

It was noted that the application site was within a landscape of historic interest and was designated as a Special Landscape Area in the JLDP.

It was explained that the work would be executed in 4 phases in order to ensure that the external appearance of the site did not change, with the mineral extraction and restoration happening step-by-step. It was noted that it was intended to use the slate tips to screen the development from two nearby houses. It was noted that a 3m high bund would be erected, with the processing work, namely the crushing and screening, being conducted behind the bund.

Attention was drawn to the additional observations that had been received.

It was noted that no objection was received from local residents and the Liaison Group of the quarry did not object to the proposal.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

- (b) The local member (not a member of this Planning Committee), said that there was no local objection to the proposal.
- (c) It was proposed and seconded to approve the application.

A member noted that a 3m high bund might be too low and it should be higher near the crusher. In response, the Senior Planning Officer - Minerals and Waste, noted that the slate tips on the site would screen the work, but should the height of the bund need to be increased, the matter would be discussed with the applicant.

**RESOLVED to approve the application.**

Conditions:

1. Commence the development within five years,
2. Compliance with the application plans,
3. Restrict the development rights permitted within Phase 4 of the work,

4. Permission for a period of 25 years
5. A copy of the permission available in the site office,
6. The site to be subsequently restored in accordance with the phase plans for the work that has been shown on the application plans in line with the methodology submitted with the application for stripping and treating soil,
7. Review the site's operations, phasing and restoration in five-year periods,
8. Noise levels in the nearest sensitive property,
9. Noise management in accordance with the Noise Management Plan submitted to support the application and amendments in accordance with the comments of NRW,
10. Before informing the MPA of any operations that are subject to the temporary noise restrictions of 67db for no more than eight weeks in any 12 month period,
11. Noise monitoring at the written request of the MPA,
12. White noise reversing alarms to be installed on all equipment and plant used on the site and no reversing alarms to be used on the site after 19.00 hours;
13. Processing only within Area A as noted on the application plans and that the operation of the crusher is always screened by a bund that is 3m high at least;
14. The Crusher to be operated between 10.00 hours and 15.00 hours only;
15. Output to continue at four loads per day between 08.00 and 16.00 hours;
16. Access restricted to the Class 3 highway as noted on the application plans with the output restricted to four HGV loads per day,
17. The site's working hours restricted to;
18. 07.30 - 18.00 Monday to Friday & 07.30 - 13.00 Saturday,
19. Dust management in accordance with the Dust Management Plan submitted to support the application,
20. Requirement to monitor air quality at the request of the MPA,
21. Water bowsers maintained on the site to dampen the surfaces being used by haulage vehicles,
22. Standard mineral conditions for the storage of fuel, safeguarding local water courses and compliance with the Pollution Prevention Plan submitted and amendments in accordance with the comments of NRW,
23. A written notice before commencing any soil/substrate stripping and storage within Phase 4 of the work as well as confirmation by referring to a to scale plan of the location and volume of the materials being stored in the site,
24. All soils and substrate to be used in the restoration work and none will be disposed of off the site without receiving prior permission from the MPA,
25. Archaeological recording and watching brief in accordance with the amended GC394 report,
26. Conservation Management Plan to be submitted within six months of the commencement date of the permission,
27. Mitigation measures for bats in accordance with section 5.6.2 of the Ecological Report (Ecological Impact Assessment, October 2016), and disposal of infill from a cutting near the haulage road serving Phase 4 and the quarry void,
28. Measures to ensure that Public Right of Way Number 46 is not compromised during the construction and operational phases of the development,
29. 'Note to Applicant' on matters that would otherwise fall under the remit of Welsh Water (Response to the Public Consultation, Appendix 1), Natural Resources Wales (Response to the Consultation, Appendix 2), Welsh Government and Gwynedd Council Public Rights of Way.
30. Note to applicant that the application has been assessed in accordance with the seven sustainability goals of the Well-being of Future Generations Act (Wales) 2015.

**4. Application Number C18/0237/15/R3 - Afon Goch, Llanberis, Caernarfon**

Erection of a new foot bridge across Afon Goch between Glanrafon Estate and the former library together with a footpath.

- (a) The Senior Development Control Manager elaborated on the background of the application, noting that the proposed bridge was a part of the Safe Routes to School Strategy with the aim of encouraging more children/parents to walk or cycle to school by providing safer routes. It was noted that the existing walking route to school along Capel Coch Road was unsuitable for pedestrians as it was narrow and there was a lack of provision for pedestrians in the form of a footpath/pavement.

It was noted that following the assessment of the application and considering all material matters including local and national planning policies and guidance, as well as all objections and observations received on the application, the proposal was acceptable and satisfied the requirements of relevant policies as noted in the report.

- (b) The local member (not a member of this Planning Committee) supported the application and noted the following main points:-
- That there was a real need for the bridge as there were concerns regarding road safety on the existing pedestrian route to school;
  - The bridge would enable the children to keep healthy and raise their fitness levels. Their parents would be more prepared to allow them to walk to school along the safe path;
  - Expressed gratitude to the Council's officers for attracting funding for the proposal;
  - That a number of residents supported the proposal, but although some objected, he believed that the residents of Glanrafon bungalows would be glad to see children using the bridge happily and safely.

**RESOLVED to approve the application.**

Conditions:

1. Five years.
2. In accordance with the plans.
3. Need to submit an Environmental Management Plan before commencing the development.

**5. Application Number C18/0409/11/LL – Capel Pendref, High Street, Bangor**

Change of use of the former chapel into five living units on the ground floor and office use on the first floor.

- (a) The Planning Manager elaborated on the background of the application, and noted that the application site was located on the High Street in the City of Bangor, outside the main shopping area. It was explained that the adaptation work would involve erecting new partitions, as the building had been last used as a chapel and the pews and elders' pew were still in situ. It was noted that each unit would have an open living room and kitchen, a bathroom and one bedroom.

It was noted that there was evidence of a substantial demand for one-bedroom units within the City and considering the nature and location of the proposal, it was considered that a provision of five one-bedroom units in this location would be acceptable, as it would be unlikely to appeal to families and those in need of larger units. Confirmation was received by the Housing Strategic Policy Unit that there was a need for one-bedroom houses in the Bangor area.

It was highlighted that one of the five units were being offered as an affordable unit thus meeting the requirement in policy TAI 5 of the JLDP for a 20% contribution of affordable housing. It was added that it was considered that all of the units were affordable anyway due to their size and location.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

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

In response to a question from a member regarding the ceiling of the former chapel, the Planning Manager noted that the ceiling would be retained as part of the open-plan office.

A member expressed his concern that a number of extant planning permissions not being developed in the City was increasing and usually market-related reasons were stated as the reason for this.

A member noted that she welcomed the development that would make excellent use of the former chapel.

**RESOLVED to approve the application.**

Conditions:

1. Five years
2. In accordance with the plans
3. Highways
4. Welsh Water Condition
5. Photographic record condition
6. Colour of the windows and doors to be confirmed beforehand
7. Details on preserving and reusing the pews and the pulpit must be submitted and agreed in writing beforehand by the Local Planning Authority
8. Ensure a bin/recycling storage area and agree on the details before commencing any work
9. Ensure that one unit is affordable in the long-term
10. Biodiversity conditions

**6. Application Number C18/0545/18/MG – Maes y Ffynnon, Bethel, Caernarfon**

Erection of seven houses including two affordable houses along with new accesses (reserved matters planning application following outline permission no. C17/0893/18/AM).

- (a) The Senior Development Control Officer elaborated on the background of the application, noting that the application related to reserved matters including details of the accesses, appearance, landscaping, layout and scale of the development/housing.

It was noted that the houses were of a traditional two-storey design with their elevations reflecting the materials of similar houses. Given the layout of the houses within the site in relation to the nearby area, their simple design and the exterior materials, it was not believed that they would create substantial out-of-keeping structures in this part of the streetscape.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

**RESOLVED to approve the application.**

Condition:

In accordance with the plans/details submitted with the application

**7. Application Number C18/0559/35/MG – Land near George IV Hotel, High Street, Cricieth**

Erection of 34 sheltered housing units for the elderly, warden accommodation, two staff units, communal facilities, parking provision for residents, staff and George VI Hotel together with landscaping (reserved matters application under permission C16/0292/35/LL).

- (a) The Planning Manager elaborated on the background of the application, noting that considerations relating to principle, access, plan and size had been received and approved as part of the outline application, and that the application being submitted only dealt with appearance and landscaping.

It was highlighted that the exterior finishes of the building were very commonplace in the area and it was believed that the proposal was a suitable reflection of these common finishes.

It was noted that the site was located near listed buildings, within the Cricieth Conservation Area and was visible from the Cricieth Castle site. It was not believed that the proposal would have a detrimental impact on the setting of the listed buildings nearby, the conservation area or the historic designations further away, such as the castle.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

- (b) Taking advantage of the right to speak, the applicant's agent noted the following main points:-
- That the building's design had been amended with considerable changes to the external appearance of the building. As a result of the Committee's observations when the outline application was discussed, the use of stone was increased;
  - That a considerable discussion had been held on the landscaping plan during the appeal where it had been noted as acceptable;
  - A garden would be created in front of the hotel and by the side of the building, thus keeping clear visibility from the High Street towards the castle. The landscaping had been discussed with CADW and the Council's Conservation Officer and based on the consensus, the landscaping plan would be pursued, rather than tree planting as suggested by the Trees Officer.
- (c) The local member (a member of this Planning Committee), noted that he had no objection to the application, requesting the Committee to address the observations of the Trees Officer.
- (ch) It was proposed and seconded to approve the application.

In response to the local member's observation, the Planning Manager noted that the Trees Officer had stated that the planting plan was insufficient and that additional indigenous trees needed to be planted, including ash trees. She elaborated that there was a need to balance the comments of the Trees Officer against the views of CADW and protecting the clear views towards the castle and across the hotel's gardens. It was explained that formal gardens had been located on the site originally, not a coppice, and so a coppice in the centre of Cricieth would look out of place, particularly considering that it would not protect the views. It was noted that there was agreement with the agent that a formal garden was appropriate.

A member noted that she understood the views of the Trees Officer, however, in order to protect the views, the landscaping plan was acceptable and it was to be welcomed.

A member highlighted that the majority of the local objections were irrelevant to this application and that the development was in keeping with the listed buildings nearby. The member noted that the landscaping offered by the applicant was acceptable and that it was important to have clear views of the hotel's gardens and the castle.

**RESOLVED to approve the application.**

Conditions:

1. Compliance with plans
2. Note to maintain the development in accordance with previous conditions
3. Welsh Water Note

**8. Application Number C18/0619/40/LL – Bonga Wonga / Mash and Barrel Building, Hafan y Môr Holiday Park, Pwllheli**

Demolition of part of the existing building, modifications to the elevations, new access point and roof features together with associated landscaping and engineering work.

- (a) The Senior Development Control Officer elaborated on the background of the application, noting that the development would be located in the middle of the site near the existing outdoor play area and to the south of the boating lake.

Attention was drawn to the additional observations that had been received.

It was noted that Policy TWR 1 of the JLDP supported applications to develop new visitor attractions or facilities, or to improve and extend the standard of existing facilities as long as they were within the development boundary. It was explained that where there were no suitable opportunities available inside the development boundary, there were exemptions where an attraction or a visitor facility could be supported. Among these exemptions was to develop an activity restricted to a specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction which it related. It was considered that the proposal, due to its scale, nature and character in the context of the existing site, was acceptable for the location in question at the centre of the Hafan y Môr site.

It was considered that the proposal would not have a detrimental impact on the area and that the proposal's design was acceptable.

- (b) Taking advantage of the right to speak, the applicant noted the following main points:-
- That the application was part of a series of three planning applications that would involve an additional investment of £12.5million on the Hafan y Môr site;
  - The building had not been updated for a considerable time and the modifications would improve customer experience and respond to their expectations;
  - That the proposal was in accordance with policy TWR 1 of the JLDP;
  - The investment in the site would assist the local economy, businesses contracted directly and would protect the employment of 400 staff employed on the Hafan y Môr site;
  - The proposal would improve the site's facilities further and ensure the continuous growth of the business;
  - The building's name would be changed.

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

A member noted that consideration needed to be given to the observations of the Trees Officer in terms of planting indigenous trees as part of the landscaping work.

A member noted that he welcomed the fact that the building's name would be changed.

**RESOLVED to approve the application.**

Conditions:

1. Commence within five years.
2. In accordance with the plans and the ecological report.



3. Completion of the landscaping work, including indigenous trees.

**9. Application Number C18/0620/40/LL – Outdoor Activity Area, Hafan y Môr Holiday Park, Pwllheli**

Improvements to the outdoor activities area to create new facilities with landscaping and new infrastructure (overground and underground)

- (a) The Senior Development Control Officer elaborated on the background of the application and noted that the various elements included in the application, due to the scale, nature and character in the context of the current site, was acceptable for the location in question in the middle of the Hafan y Môr site.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

**RESOLVED to approve the application.**

Conditions:

1. Commence within five years.
2. In accordance with the plans and the ecology report.
3. Submit detailed plans of any structures before placing them on the site.
4. Complete the landscaping work including indigenous trees.

The meeting commenced at 1.00pm and concluded at 2.45pm.

**CHAIR**

# Agenda Item 5.1

|   |                  |
|---|------------------|
| PLANNING COMMITTEE  | DATE: 24/09/2018 |
| REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER | DOLGELLAU        |

**Number: 1**

**Application Number: C18/0684/16/R3**

**Date Registered: 02/08/2018**

**Application Type: Regulation 3**

**Community: Llandygai**

**Ward: Arllechwedd**

**Proposal: Create a new car park to include drainage work, excavation, signage together with street lighting**

**Location: Parc Bryn Cegin, Llandygai, Bangor, Gwynedd, LL574HP**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

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## 1. Description:

- 1.1 This is an application to create a new car park, including associated work, on the existing vacant plot at Parc Bryn Cegin, Llandygai (Plot 1). The intention of the plan is to provide Park and Share facilities as part of a wider plan to place such facilities in strategic locations across north Wales to alleviate the likely transportation impact during the construction phase of Wylfa Newydd power-station. The site will provide parking spaces for approximately 178 cars with 12 disabled parking spaces, 11 electric car charging points, bicycle and motorcycle storage together with a bus stop. The surface of the facility will be formed of tarmacadam with new landscaping to reinforce the screening around the site.
- 1.2 The facility would have an area of 0.955ha and situated on the Bryn Cegin Strategic Regional Business Site. It would be approximately 1km south of the development boundary of the Bangor Sub-regional Centre, as defined by the Anglesey and Gwynedd Joint Local Development Plan (LDP).
- 1.3 The following documents were submitted in support of the application:
- Initial Ecological Assessment
  - Noise Evaluation
  - Transport impact Assessment
  - Design and Access Statement
  - Geo-technical Desktop Assessment Report

## 2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.
- 2.3 **Gwynedd and Anglesey Joint Local Development Plan. (July 2017)**

PS 4: SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

PCYFF 2: DEVELOPMENT CRITERIA

PCYFF 3: DESIGN AND PLACE SHAPING

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PCYFF 4: DESIGN AND LANDSCAPING

TRA 4: MANAGING TRANSPORT IMPACTS

PS 9 WYLFA NEWYDD AND RELATED DEVELOPMENT

PS 12: WYLFA NEWYDD - PARK AND RIDE AND PARK AND SHARE FACILITIES.

PS13 : PROVIDING OPPORTUNITIES FOR A FLOURISHING ECONOMY

CYF 1 : SAFEGUARDING, ALLOCATING AND RESERVING LAND AND UNITS FOR EMPLOYMENT USE

CYF 3 : ANCILLARY USES ON EMPLOYMENT SITES

AMG 5 : LOCAL BIODIVERSITY CONSERVATION

#### 2.4 National Policies:

Planning Policy Wales, Edition 9, 2016.

Technical Advice Note 23: Economic Development (2014)

#### 3. Relevant Planning History:

C06A/0819/16/LL - ERECTION OF ELECTRICITY SUB-STATION, ANCILLARY ACCESS ROAD, AND INDEPENDENT ACCESS TO THE WATER PUMPING STATION - Approved 02/01/07

C05A/0390/16/MG - DEVELOPMENT OF ESTATE ROAD AND ASSOCIATED INFRASTRUCTURE, CREATION OF DEVELOPMENT PLATEAU AND STRUCTURAL LANDSCAPING - Approved 07/07/05

C04A/0765/16/LL - CONSTRUCTION OF NEW ROUNDABOUT ACCESS AND PHASE ONE OF THE ESTATE ROAD (APPROVAL OF RESERVED MATTERS UNDER OUTLINE APPLICATION C00A/0361/16/AM) - Approved 14/04/05

C04A/0765/16/LL - CHANGE OF CONDITIONS 4, 16, 17, 19 AND 23 OF OUTLINE PERMISSION C00A/0361/16/AM, RELATING TO THE IMPLEMENTATION AND COMPLETION OF THE DETAILS REGARDING THE ROAD, INFRASTRUCTURE, DRAINAGE AND "DEVELOPMENT BRIEF" DETAILS AND "ENVIRONMENTAL STATEMENT" IN FULL BEFORE ANY OTHER DEVELOPMENT TAKES PLACE - Approved 11/01/05

C04A/0374/16/LL - CHANGE OF CONDITION 2 OF OUTLINE PERMISSION NUMBER C00A/0361/16/AM IN RELATION TO USING LAND FOR THE PURPOSES OF USE CLASS B1 (BUSINESS) AND B2 (INDUSTRIAL), PROVISION OF NEW ACCESS, INFRASTRUCTURE AND PLANTING IN ORDER TO EXTEND THE TIME TO SUBMIT A DETAILED APPLICATION FROM 23/01/04 TO 23/01/06 AS REFERRED TO IN A SECTION OF THE TOWN AND COUNTRY PLANNING ACT 1990) - Approved 28/07/04

C00A/0361/16/AM - USE OF LAND FOR CLASS B1 PURPOSES (BUSINESS) AND B2 (INDUSTRIAL), PROVISION OF NEW ACCESS, INFRASTRUCTURE AND PLANTING - Approved 03/01/01

**4. Consultations:**

|                                     |   |
|-------------------------------------|---|
| Community/Town Council:             | Against   |
| Transportation Unit:                | No objection  |
| Welsh Government (Transportation) : | Do not intend to give instruction on this application.  |
| Natural Resources Wales:            | No objection  |
| CADW :                              | No observations to offer  |
| Biodiversity Unit:                  | Not received  |
| Public Protection:                  | Not received  |
| Land Drainage Unit:                 | Not received  |
| Welsh Water                         | Observations:<br>Request a condition to ensure that a drainage plan is submitted prior to the commencement of any development on the site<br>Standard observations for the applicant. |
| Public Consultation:                | A notice was posted on the site and nearby residents were notified. The advertisement period has expired and no responses have been received.   |

**5. Assessment of the material planning considerations:**

**The Principle of the Development**

- 5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The application site is located outside the development boundary of the Sub-regional Centre of Bangor as defined in the LDP and it is part of a site that has been protected as a Strategic Regional Business Site.
- 5.2 There are two specific policies within the LDP that are extremely relevant to this proposal and the development will be assessed in the context of the following policies:

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STRATEGIC POLICY PS 12: WYLFA NEWYDD - PARK AND RIDE AND PARK AND SHARE FACILITIES.

- 5.3 This policy sets out three criteria for the planning authority to consider when determining park and ride and park and share facilities for Wylfa Newydd. Looking at these in turn:
1. The first criterion requires that a site is located within or adjacent to development boundaries of centres located along or close to the A5/ A55 - considering that this site is approximately 1km from Bangor and 500m from the main Llys y Gwynt roundabout where the A5 meets the A55, it is considered that the location directly meets with the requirements of this criterion.
  2. Secondly, proposals should make appropriate provision for alternative modes of transport - by looking at the alternative modes of transport in terms of this plan:  
 Walking - there are existing footpaths near the roads that lead to the site and it is proposed to ensure that a footpath is available to link the site with the existing paths. The site is in an accessible location to walk from Llandygai and Talybont.  
 Cycling - the site is within accessible distance for cycling from places such as Bangor and Bethesda with Lôn Las Ogwen passing to the east. It is proposed to ensure a suitable link with existing facilities and there will be provision to park bicycles securely on the site.  
 Public transport - the public bus stop in Llandygai is approximately 600m from the site and it is proposed to erect a new bus stop as part of this development for shuttle buses for Wylfa employees.
  3. That appropriate measures are in place to mitigate negative impacts on the amenities of local communities - these matters will be discussed further on in this report.
- 5.4 In considering the above discussion, it is considered that this proposal meets with all the criteria of Policy PS 12 in the LDP.

STRATEGIC POLICY PS 9: WYLFA NEWYDD AND RELATED DEVELOPMENT

- 5.5 There are a number of criteria in this policy that need to be assessed to ensure compliance and the relevant ones are discussed below:
3. This requires that it should be ensured that highways and transport proposals form part of the integrated traffic and transport strategy that minimises adverse transport impacts and promotes multi-modal travel and encourages sustainable forms of transport - this plan is a total response to this criterion as it looks to create a location that would facilitate using alternative modes of transport for those working on the Wylfa scheme. Getting to the site would be convenient for several modes of transport and would facilitate multi-modal travel making it easy for employees to catch the shuttle buses or share cars and ensure that a great deal less transport use the local road network, and the bridges especially, when trying to reach Wylfa.
  10. This requires that infrastructure facilities will be provided for Wylfa construction workers, for example, park and ride or park and share facilities, are designed so they can be made available where appropriate to serve a community legacy use - in this case it is intended to retain the parking facility for community use once the need by Wylfa construction workers has ended. In considering the strategic and convenient location of the proposed facility, it

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is deemed that such a facility may be a valuable legacy for the north east Gwynedd.

12. That all the proposals are served appropriately by a transportation infrastructure - a Transportation Impact Assessment has been provided with the application and this comes to the conclusion that the local road network can cope with any additional traffic that derives from the facility without any detrimental impacts.
- 5.6 As can be seen from the above discussion, this proposal is in keeping with the appropriate criteria for such developments in Policy PS 9 of the LDP.

### **Economic Development**

- 5.7 Parc Bryn Cegin is protected as a Strategic Regional Business Site for businesses in Use Classes B1, B2 and B8 by policy CYF 1 in the LDP. Policy CYF 3 encourages protecting specified business sites for the use earmarked unless there are exceptional circumstances for alternative use. The policy sets out four criteria to assess such proposals:
1. There is overwhelming justification for the facility - because of the strategic importance of this plan and the transport and economic advantages that will derive from it, it is considered that there is a strong overwhelming justification in this specific case.
  2. The scale of development is primarily in keeping with the needs of the workforce on the employment site - in accepting that this plan has not been formulated to meet the requirements of workers at Parc Bryn Cegin, it has been formulated specifically for workers from Gwynedd who will work on an employment site of strategic importance.
  3. That the proposed development would not in itself or cumulatively undermine the function of the employment site - in considering the status of Parc Bryn Cegin as a strategic regional business location and for this development to be a development of strategic importance to support economic growth in north west Wales, it is deemed that the proposal is totally consistent with the strategic function of the site.
  4. That the development would not lead to an under provision of B1, B2 or B8 employment land - in considering that this development would use less than one hectare of the 36 hectare business site, it is not considered that it would have a significant impact on the availability of such land on the site. Indeed, due to the nature of the development if a need arises in future, there would be no practical barrier to develop the site for business use if required.
- 5.8 In considering the above discussion, due to the strategic importance of the plan to ensure the prosperity of Gwynedd communities, it is considered that there is exceptional justification to grant the proposed development on the designated employment site in accordance with Policy CYF 3 of the LDP.
- 5.9 Strategic Policy PS 13 in the LDP aims to facilitate economic growth by supporting several aspects of the local economy including supporting economic prosperity by facilitating appropriately scaled growth. This is a plan to provide an important facility for strategically important economic development and it is considered that the proposal is at an appropriate scale for its location site within an existing industrial site. It is therefore considered that the proposal satisfies the requirements of policy PS 13 in the LDP.

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### **General and residential amenities**

- 5.10 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan encourage approval of proposals for new developments as long as they do not have a detrimental impact on health, safety or the amenities of the residents of local properties or on the area in general.
- 5.11 Due to its location on an industrial estate that has already received planning permission, it is not considered that this parking site would cause a detrimental impact the site's general appearance or impact on the area's visual amenities compared to what has already been approved. Indeed, the plan includes landscaping proposals that will include reinforcing the existing screening with a species of native trees and shrubs and this, together with the natural screening given by the natural landscape, would hide the site from most public viewpoints.
- 5.12 The three residential properties of Rhos Isaf back onto the site and the development would be seen from the rear of these properties. Having said this, the parking site would be at a level lower than the houses and the existing outhouse together with the new tree screen would be between these locations. It is also necessary to consider the type of industrial development this may bring to the site under its designation for industry in the LDP and it is not deemed that the plan for this parking area is likely to be more harmful than what could occur from industrial use in terms of its visual impact.
- 5.13 A Noise Evaluation was submitted with the application and came to the conclusion, in considering that most of the activity will be on the site during the peak hours when traffic noise is already substantial in the area due to the proximity of the A5 and the A55, that the proposed development will not be likely to generate unacceptable noise impact to the neighbours.
- 5.14 Generally, it is considered that the arrangement of the proposed development is in keeping with the location in an acceptable manner. It is not considered that the proposed changes will cause significant harm to the amenity quality of the site or the local neighbourhood compared to what could occur on the site under its designation in the LDP and therefore it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

### **Highways matters**

- 5.15 The Transportation Unit nor the Welsh Government's Transportation Department had no objection to the plan in terms of its impact on transport. The development would use the road network designed for the industrial estate and therefore the existing infrastructure has been designed to cope with the likely transport levels as anticipated. The Transport Impact Assessment comes to the conclusion that the local transport network can take on this additional transport without any problems.
- 5.16 When looking at the LDP policies that deal specifically with transportation, Strategic Policy PS 4 supports schemes that will improve transport by providing park and ride / share facilities for areas of employment. Policy TRA 2 encourages parking provision for all modes of transport in accordance with the Councils' Parking Standards whilst TRA 4 promotes the most sustainable modes of transport. Bearing in mind that this is a plan that has been designed specifically to promote sustainable modes of transport on the local road network, it is deemed that the plan meets with the requirements of the LDP's policies concerning transportation.



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## **Biodiversity**

- 5.17 An Initial Ecological Report has been submitted with the application that sets a series of recommendations to maintain and enhance biodiversity on the site. The recommendations of the report are welcomed by Natural Resources Wales and it is considered that these proposals meet with the requirements of Policy AMG 5 of the LDP that encourages proposals to protect, and where appropriate, to enhance the area's biodiversity.

## **6. Conclusions:**

- 6.1 As a result of the above assessment, it is not considered that the proposal is contrary to any material planning policy within the LDP and the proposed development is an appropriate for the site and is likely to be of a strategic importance to the county. Consideration was given to all material issues raised during the consultation process and it is not believed that the proposal is likely to cause any unacceptable detrimental impact to nearby residents or the community in general.

## **7. Recommendation:**

- 7.1 To approve the application subject to material planning conditions involving:
1. Time
  2. In compliance with the plans
  3. A drainage plan must be submitted prior to the commencement of the development
  4. The development shall be implemented in accordance with the recommendations of the environmental report.
  5. The landscaping shall be undertaken in the next planting season following the completion of development and shall be maintained thereafter.

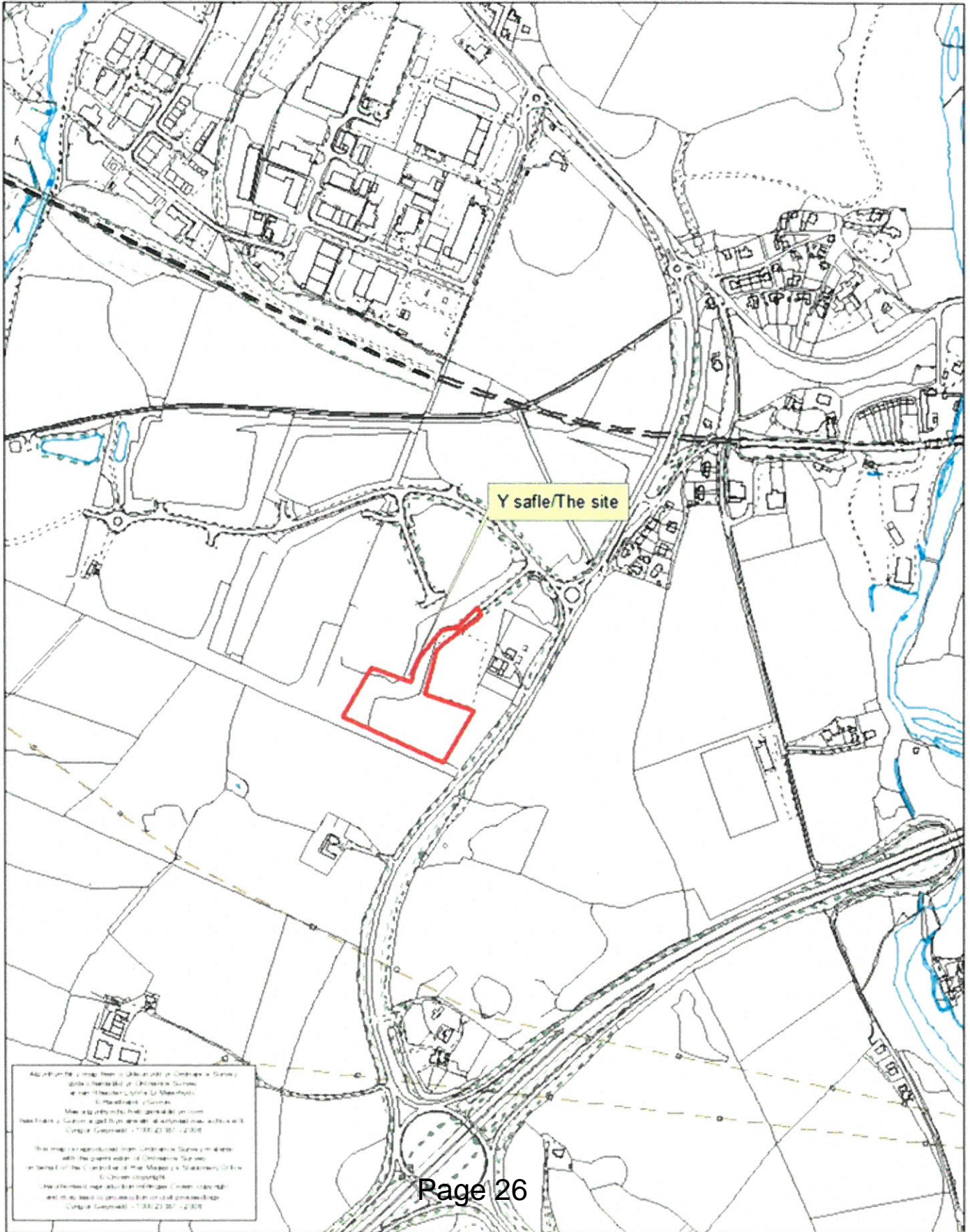
### Notes

1. Welsh Water
2. Natural Resources Wales



Rhif y Cais / Application Number : C18/0864/16/R3

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.  
Location Plan for identification purposes only. Not to scale.











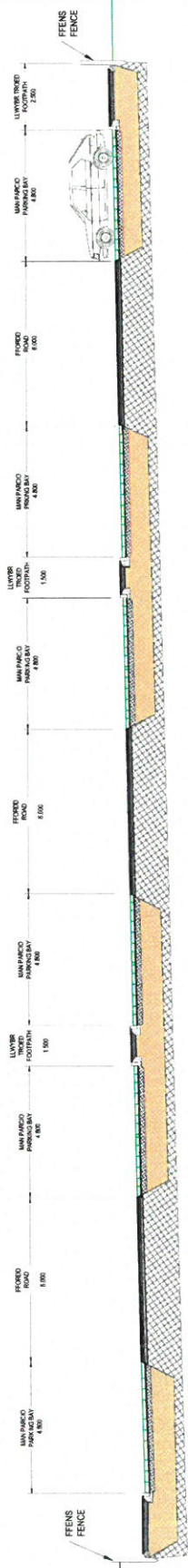
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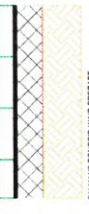
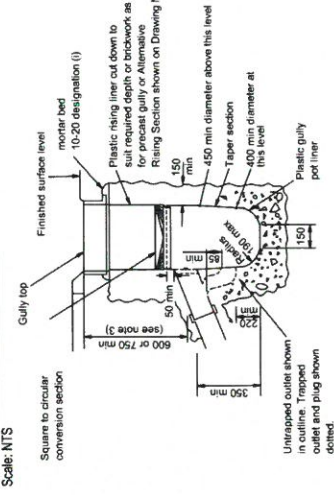
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**RHAN A-A  
SECTION A-A**



**MANYLION GWLI / GULLY DETAIL**  
Scale: NTS



- PRECAST CONCRETE WARR PRECAST
- PRECAST CONCRETE GRASS PAVING
- 400 x 400 x 120mm (SEE APPENDIX 11.1)
- DEEP TO BE INFILLED WITH SLOPED TOPSOIL ENSURING THAT ALL
- 25mm HESH TYPED MANDOC SHARP SAND BEDDING
- GORCHTODI GORCHTODI NON WOVEN GEOTEXTILE MEMBRANE AS
- DEFYNDO GARY / UNBOUND MIXTURE
- 50mm THICKNESS GRANULAR MATERIAL TYPE 1 TO CLAUSE 800
- SITE SPECIFIC NON WOVEN GEOTEXTILE MEMBRANE
- AS APPENDIX 6.5

**PALMANT CONCRID WAIR PRECAST  
PRECAST CONCRETE GRASS PAVING**  
Scale: 1:20



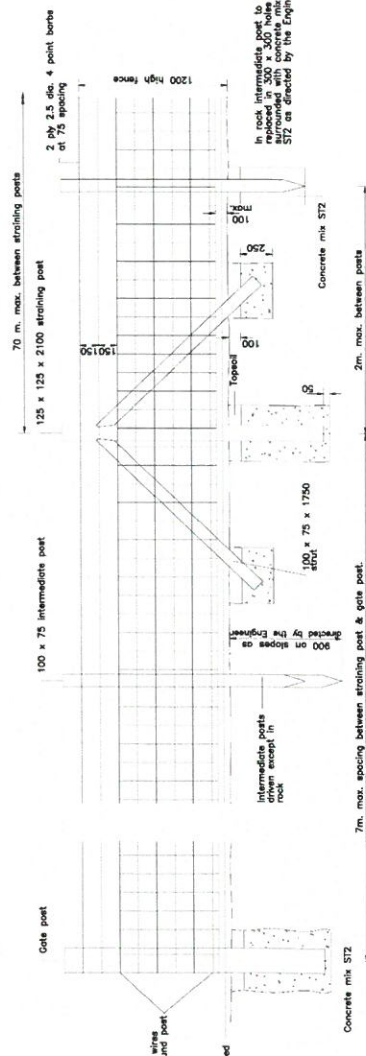
- WIRE MESH: 1.5mm x 1.5mm
- 20mm THICKNESS DENSE MACADAM SURFACE COURSE WITH 15mm NOMINAL AGGREGATE SIZE
- 100mm THICKNESS AC 20 DENSE BM 100150
- 100mm THICKNESS AC 20 DENSE BM 100150
- 100mm THICKNESS AC 20 DENSE BM 100150
- DEFYNDO GARY / UNBOUND MIXTURE
- 100mm THICKNESS GRANULAR MATERIAL TYPE 1 TO CLAUSE 800

**LLWYBR TROED - FOOTWAY CONSTRUCTION**  
Scale: 1:20



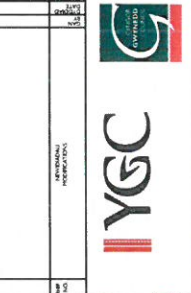
- CONCRETE SURFACE COURSE
- 100mm THICKNESS AC 20 DENSE BM 100150
- 100mm THICKNESS AC 20 DENSE BM 100150
- 100mm THICKNESS AC 20 DENSE BM 100150
- DEFYNDO GARY / UNBOUND MIXTURE
- 100mm THICKNESS GRANULAR MATERIAL TYPE 1 TO CLAUSE 800

**PALMANT CONCRID WAIR PRECAST  
PRECAST CONCRETE GRASS PAVING**  
Scale: 1:20



**FFENS POST PRECAST CONCRETE  
WOODEN POST AND PIG-NETTING FENCE**

(Illustrated with 2 straining posts & 1 pig netting post. W110S211)



**YGC**  
YORKSHIRE  
GEOTECHNICAL  
CONSULTANTS

**CYNLUN / SCHEDE :**  
PARCIO A RHANNU / PARK AND SHARE  
BRYN CEGIN

**TETL LUNAD / DRAWING TITLE :**  
DARLUN CYNLUNNO / PLANNING DRAWING  
TRASTORHAD / CROSS-SECTION

|                  |                            |
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| DATE: 27/06/2018 | DATE CHECKED: 27/06/2018   |
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| DATE: 27/06/2018 | DATE CHECKED: 27/06/2018   |
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| CHECKED BY: WTL  | SCALE: 2 : 4               |

**Rhif Lunad**  
Drawing No. **6209/GA/102**



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| PLANNING COMMITTEE   | DATE: 24/09/2018 |
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**Number: 2**

**Application Number: C18/0048/39/LL**

**Date Registered: 23/01/2018**

**Application Type: Full - Planning**

**Community: Llanengan**

**Ward: Abersoch**

**Proposal: Construction of a new beach hut has not complied with condition 2 of planning permission C15/0537/39/L dated 3 July 2015**

**Location: Beach Hut Number 15, Abersoch Beach, Abersoch, Pwllheli, Gwynedd, LL53 7EY**

**Summary of the Recommendation: TO REFUSE**

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## 1. Description:

- 1.1 This is an application to retain the work of demolishing the original beach hut and building a new beach hut that does not comply with planning permission granted on 3 July 2015 in its stead. Permission was granted to erect a new hut measuring 5.5 metres by 3.7 metres in floor surface area, with the height of the ridge no more than that of the existing huts on either side. The hut as constructed measures 5.7 metres by 5.5 metres, and 0.9 metres higher than the ridge of the huts on either side. A platform measuring 4.9 metres by 5.5 metres has been constructed in front of the hut, with a storage area beneath. The walls of the hut have been clad in dark blue steel profile sheeting, a steel 'roller shutter' door painted white to the front elevation, whilst the pitched roof is clad in dark grey profile sheeting. The platform in front of the hut is constructed from concrete panels, and there does not appear to be an intention to clad this in timber.
- 1.2 The hut stands amongst a row of other beach huts on Borth Fawr beach in Abersoch. This is a rural coastal site within the Llŷn Area of Outstanding Natural Beauty, near a Heritage Coast and within the Coastal Change Management Area.
- 1.3 The application is submitted to the Planning Committee as more than three objections have been received.

## 2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26 adopted 31 July 2017**

PCYFF 3: Design and place shaping  
 ARNA 1: Coastal Change Management Area  
 PS 19: Conserving and where appropriate enhancing the natural environment  
 AMG 1: Areas of Outstanding Natural Beauty Management Plans  
 AMG 4: Coastal Protection  
 AMG 5: Local Biodiversity Conservation

## 2.4 National Policies:

Planning Policy Wales (Edition 9) 2016  
 Technical Advice Note 12: Design



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### 3. Relevant Planning History:

- 3.1 C15/0537/39/LL - Demolish an existing beach hut and construct a new beach hut and ancillary decking area. Approved with conditions - 3 July 2015.

### 4. Consultations:

Community/Town Council: Objects, since the original plan was not adhered to. That plan was supported on condition that it would be the same size as the original hut. It was expressed that any application to construct a hut in future would include a condition that the hut would be of timber or corrugated iron/metal, like the rest of the huts, and that it should not be of concrete and steel joists as this is. It was also asked whether Gwynedd Council intended to insist that the applicant demolish it and construct it in accordance with the original permission, and, even, fine the applicant as Leicestershire County Council had done this week, following a case where building work was carried out in defiance of a planning decision?

Local Member: I object to the application because the conditions of the development were not adhered to and the building is incompatible

Area of Outstanding Natural Beauty Unit: It is concerning that the new beach hut has been constructed differently from the plans approved in 2015.

The building is higher than that shown on the plans and extends into the dunes a little. This does not, however, change the visual appearance of the hut considerably. However, the metal "roller" door and the concrete platform are alien elements to this location and are incompatible.

Biodiversity Unit: No biodiversity concerns in relation to the application.

Welsh Water: No observations to offer in relation to this application.

Natural Resources Wales: We have no objections to the application but we do have the following observations.

The application site is located outside but close to a C2 zone, as defined in the development advice map referred to in TAN 15 Development and Flood Risk (July 2004).

Our latest flood map confirms that the beach hut is located directly outside 1% (1 in 1000 years) and 0.1% (1 in 1000 years) tidal flood outlines. However, because of the hut is in

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an open coastal location, the applicant should be aware of the risk of flooding from the waves. Furthermore, an increase in sea level as a result of climate change could lead to more frequent storms and flooding. Therefore, we recommend that the building materials chosen should be as strong as possible and can withstand floods.

The proposal is directly outside the Pen Llŷn a'r Sarnau Special Area of Conservation (SAC). If appropriate precautions involving pollution prevention and waste control are implemented we do not consider that the development will have an impact on the characteristics or the conservation objectives of this designated site.

Any waste from excavation, or demolition or construction waste generated during this work should be disposed of in a satisfactory manner and in accordance with the requirements of Section 34, Environmental Protection Act 1990.

We refer you to NRW 'Advice for Developers'. We kindly ask that copies of the guidelines be provided for applicants with any permission granted for the proposal.

Our observations noted above only relate to specific matters that can be seen in our check-list, "Natural Resources Wales and Planning Consultations" (March 2015), available on our website:

(<https://naturalresources.wales/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>).

We have not considered the potential impacts on other matters, and it is not possible to disregard the possibility that the proposed development could affect other interests, including environmental interests of local importance.

The applicants' attention should be drawn to the fact that it is their responsibility to ensure they obtain the relevant licences/permissions for their development, in addition to planning permission.

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Public Consultation: A notice was posted on the site. The advertising period ended on 20 February 2018. Seven objections were received, including an objection from the Campaign for the Protection of Rural Wales, based on:

- The development was not in accordance with the original approved plans;
- Proportion was at odds with other huts on either side;
- Had the appearance of an industrial unit because of the use of a 'roller shutter' door and concrete panels as a platform, and was, therefore, out of character with the beach;
- The size of the hut was not in proportion to the other huts on the beach;
- An unacceptable industrial design setting a precedent for reconstructing other larger huts in future that could have a negative impact on tourism and is at odds with the character of the beach;
- Ridge of the roof clearly higher than that of neighbouring huts and contrary to policy PCYFF3 in terms of setting, appearance, scale, height, mass, elevations treatments;
- Creating an unacceptable over development in the beach area;
- Development substantially larger than the original hut and that which was permitted.

## 5. Assessment of the material planning considerations:

### Visual amenities and landscape

- 5.1 The application involves retaining a seaside hut that's larger than what was originally approved, and which is considerably larger than what originally existed on the site. The hut that was constructed measures 5.5 metres in width and extends back 5.7 metres from the line of the beach huts. The timber decking extends out 4.9 metres in front of the hut, and there is an enclosed storage space beneath it. Whilst the hut that was originally approved extends to the same height as the neighbouring huts, the ridge of the hut constructed on the site measures 0.9 metres higher than the huts on either side of it. A steel 'roller shutter' door has been installed on the front elevation, and gives it an industrial appearance. Furthermore, the depth of the hut is substantial compared with other huts, and some excavation work into the dune has taken place in order to accommodate a building of this size.
- 5.2 Policy PCYFF 3 states that proposed developments are expected to demonstrate high quality design that give full consideration to the natural environment, historic and built environment and that they contribute to creating attractive and sustainable places. Proposals will only be approved if they comply with all the criteria noted in the policy. This includes that the development must add to and enhance the character and appearance of the site, the building or the area in terms of setting, appearance, scale, height, mass and elevation treatment. Also that it respects the context of the site and its place in the local landscape.
- 5.3 Several observations have been received expressing concern about the proposal based on size, height and the finished design of the hut, and this is the reason for submitting it to the committee. In this particular case, it is stated that the depth and height of the new hut is considerably larger than that which originally existed on the site and that which was permitted in 2015. The hut as constructed measures 0.9 metres higher than

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the other huts on either side of it, and there is concern that the non-permitted increase in size, height, scale and mass of the hut as constructed does not improve the character and appearance of the site. Additionally, it is considered the hut, because of its size and the combination of its design and external finish, far more resembles an industrial building than a traditional sea side hut.

- 5.4 The need to ensure the finish of any building is of materials that can withstand the features of a coastal climate is recognised, but it is considered that the size of the building and the combination of materials and design do not reflect the intended use of the building, and mean that the development in its current form contravenes policy Policy PCYFF 3 of the LDP and does not respect the context of its site and place in the landscape.
- 5.5 The site is located within the Llŷn Area of Outstanding Natural Beauty, therefore policy AMG 1 is a consideration here. Since the proposal will replace the existing hut and will be amongst a row of similar huts, it is not considered that the proposal would be likely to have a significant impact on the setting or on important views into the AONB in this case. Nevertheless, it was stated that the AONB Officer was concerned that the hut was not in accordance with what was originally approved, even though the construction does not much change the external appearance of what was originally approved. There is no objection to the application in principle, but it is further noted that the 'roller shutter' doors or the concrete platform are features that are in keeping with the location. It is noted that it would be possible to install this type of door on any of the existing huts without the need for planning permission, and, in fact, permission has been granted for installing such doors as these on some other huts that have been developed on the beach. Using a 'roller shutter' door in itself is not reason enough to justify the existing application, and a condition could be imposed to cover the platform with timber if necessary. However, there is an industrial feel to the current appearance and finish of the building, and it is considered that the building in its current form is contrary to policy AMG 1 and the principles of PS 19 of the LDP.
- 5.6 As the proposal involves the replacing a hut that already exists for a larger one, rather than it being a new coastal development, it is considered that the proposal meets the principles of policy AMG 4 of the LDP. Because of the nature of the use, it must be located on the beach and it will have a close visual connection with the existing buildings and structures.

#### **Flooding and coastal change management**

- 5.7 Policy ARNA 1 is a consideration here, where inappropriate developments should be avoided in vulnerable coastal areas in an effort to reduce flooding risks and the impact of coastal erosion. Although the site is within a Coastal Change Management Area (CCMA) the proposal can be acceptable within the CCMA, as it is associated with the existing non-residential use of the site. Although criterion 6 requires a flood consequence assessment, Natural Resources Wales have not requested such an assessment in their comments, only to state that the site is outside the flooding outline and draw attention to the possibility of flooding and advise that the huts should be of suitable material. The proposal is to replace the existing hut with a larger hut and this is considered acceptable in terms of the principles of policy ARNA 1 of the LDP.

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### **Biodiversity Matters**

- 5.8 The Biodiversity Officer had no biodiversity concerns regarding the application, therefore, it is considered that the proposal is acceptable in terms of policy AMG 5 of the LDP.

### **Any other matters**

- 5.9 A letter was written to the applicant on 6 March 2018 expressing concern about the height of the new hut in relation to the other huts on the beach, and the impact the increased height and the industrial appearance of the building would have on the visual amenities and character of the AONB. The applicant was asked to consider reducing the height of the ridge of the hut's roof to that of the huts on either side, and remove the 'roller shutter' doors and install traditional timber doors in its stead. The agent responded on 5 July 2018 explaining that there were huts of different sizes on the beach already, and that this contributed to the character and charm of the huts. In the response, it stated that the huts differed substantially in height, floor surface area, width, colour, openings, platforms or not, and that all this contributed to their charm. It is also stated that the hut was a very small part of the AONB, and that no single hut, of this size and finish, would materially harm the AONB.
- 5.10 The agent's response is noted. However, whilst every application needs to be considered on its own merits, the cumulative effect of such developments must also be considered on a particular area, and especially within the AONB, which is a statutory designation of national importance. Planning Policy Wales makes clear that the primary objective for an AONB designation is the conservation and enhancement of its natural beauty. Development plan policies and development management decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas. Local authorities, other public bodies and other relevant authorities have a statutory duty to have regard to AONB purposes. A statutory designation does not necessarily prohibit developments, but proposals for developments must be carefully assessed for their impact on those elements of the natural heritage that the designation intends to protect.

### **6. Conclusions:**

- 6.1 It is noted that no planning permission exists for the hut that has been built, since it has not been built in accordance with the plan approved in 2015. The hut is larger than what was approved at that time. Nevertheless, it is important to note that every application submitted to the local planning authority must be determined on its own merits. In considering enforcement action, the decisive issue for the local planning authority should be whether the breach of planning control would unacceptably affect public amenity or the existing use of land and buildings meriting protection in the public interest. Any enforcement action must be commensurate with the case in question. It should aim to correct the effects of the breach of planning regulation, rather than to punish the person responsible for doing so.
- 6.2 Since the introduction of the Gwynedd and Anglesey Joint Local Development Plan in July 2017, the Council has approved two applications for replacing original huts with new ones on the beach at Borth Mawr, Abersoch. One measured 5 metres in length and 3.5 in width, the other measured 5 metres in length and 4.2 metres in width. Both measure 3.3 metres in height above the timber platforms in front. The area of the hut that is the subject of this application measures 5.5 metres in length and 5.7 metres in

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width. It can, therefore, be seen that the area of the sea-side huts is constantly expanding. Additionally, the height of the new hut measures 4.5 metres above the level of the platform in front of it, whilst the huts on either side measure 3.6 metres in height.

- 6.1 Having assessed the proposal against the relevant policies and having considered all the responses and observations submitted, it is considered that the beach hut that has been constructed is unacceptable in size, bulk and design. The development, because of its size and bulk is inconsistent with the traditional character and appearance of sea-side huts and its design is more akin to an industrial building. If consistently bigger sea side huts are allowed to be developed, their impact will spoil the feel and character of the beach side area of Abersoch and the AONB that is a designation of national importance. It is not considered that the current application is contrary to the planning policies referred to in this report and a recommendation to allow the hut to remain in its current form cannot be granted for the reasons previously noted.

**7. Recommendation:**

7.1 To refuse -

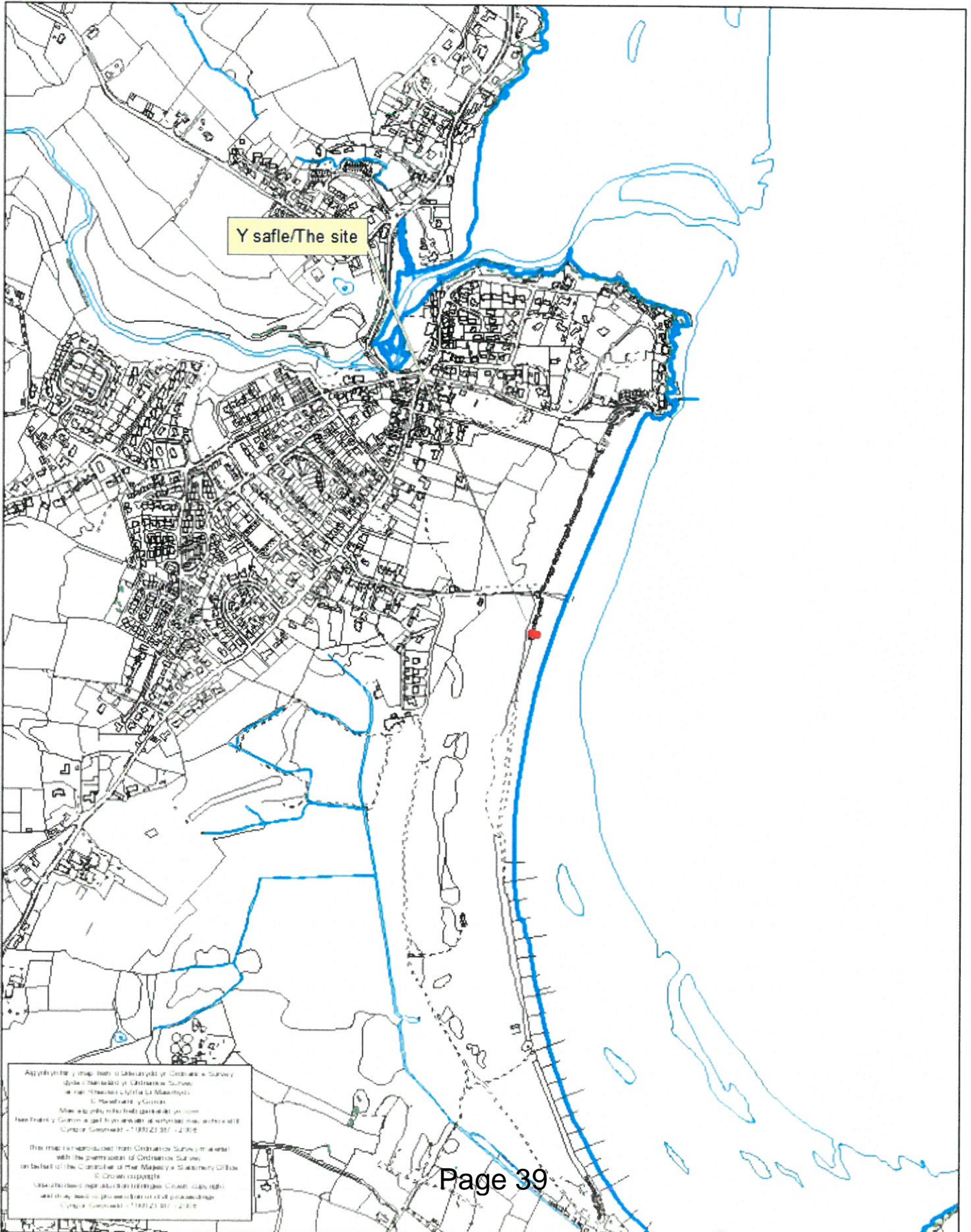
1. Size, height, bulk and industrial design of the development have an unacceptable detrimental impact on the visual amenities and character of the AONB, contrary to policies PCYFF 3, PS 19 and AMG1 of the Gwynedd and Anglesey Joint Local Development Plan 2011 - 2026.





Rhif y Cais / Application Number : C18/0048/39/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.  
Location Plan for identification purposes only. Not to scale.



H.M. LAND REGISTRY

FILE NUMBER  
**WA 183782**

ORDNANCE SURVEY COUNTY  
PLAN REFERENCE CAERNARVONSHIRE

NATIONAL GRID SECTION

ADMINISTRATIVE AREA  
GWYNEDD

CYNGOR GWYNEDD  
ADRAN RHEOLEIDDIO  
20 MAI 2011  
OFFICER ALAN ITH CYNGOR GWYNEDD  
REGISTRAR

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.

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W  
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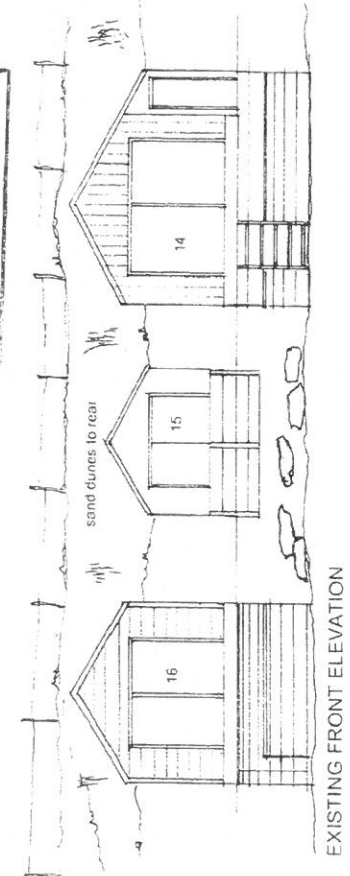




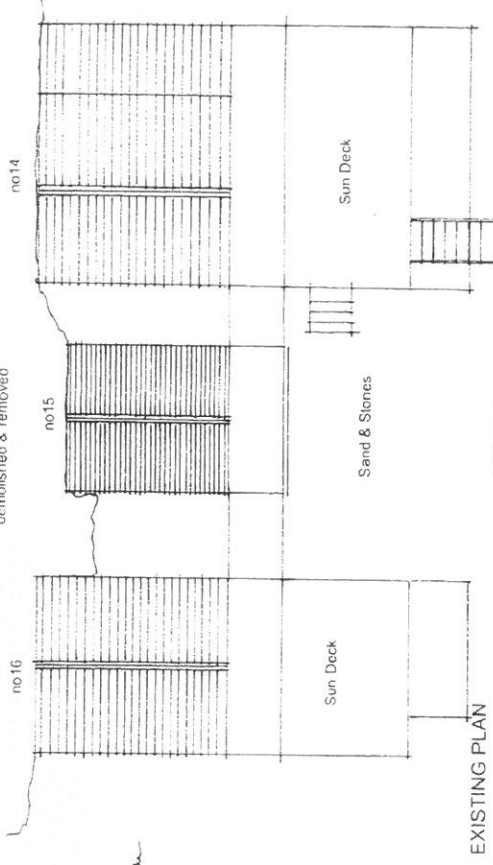
CYNGOR GWYBODAETH  
 ABERAVERBECH  
 23 JAN 2018  
 COUNCIL  
 GWYBODAETH CYNLLUNIO  
 ABERAVERBECH

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EXISTING FRONT ELEVATION

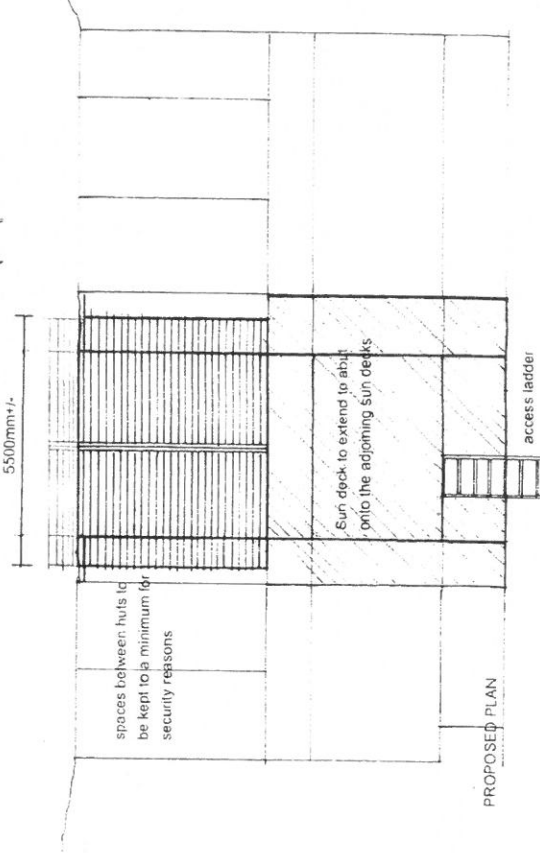


EXISTING PLAN

Roof & Walls to be covered in plasti colour coated steel sheets to match existing huts  
 Decking to be constructed with timber frame and timber finish  
 Door to be T & G or coated roller shutter

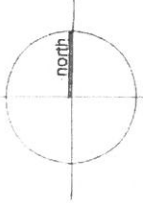


PROPOSED FRONT ELEVATION

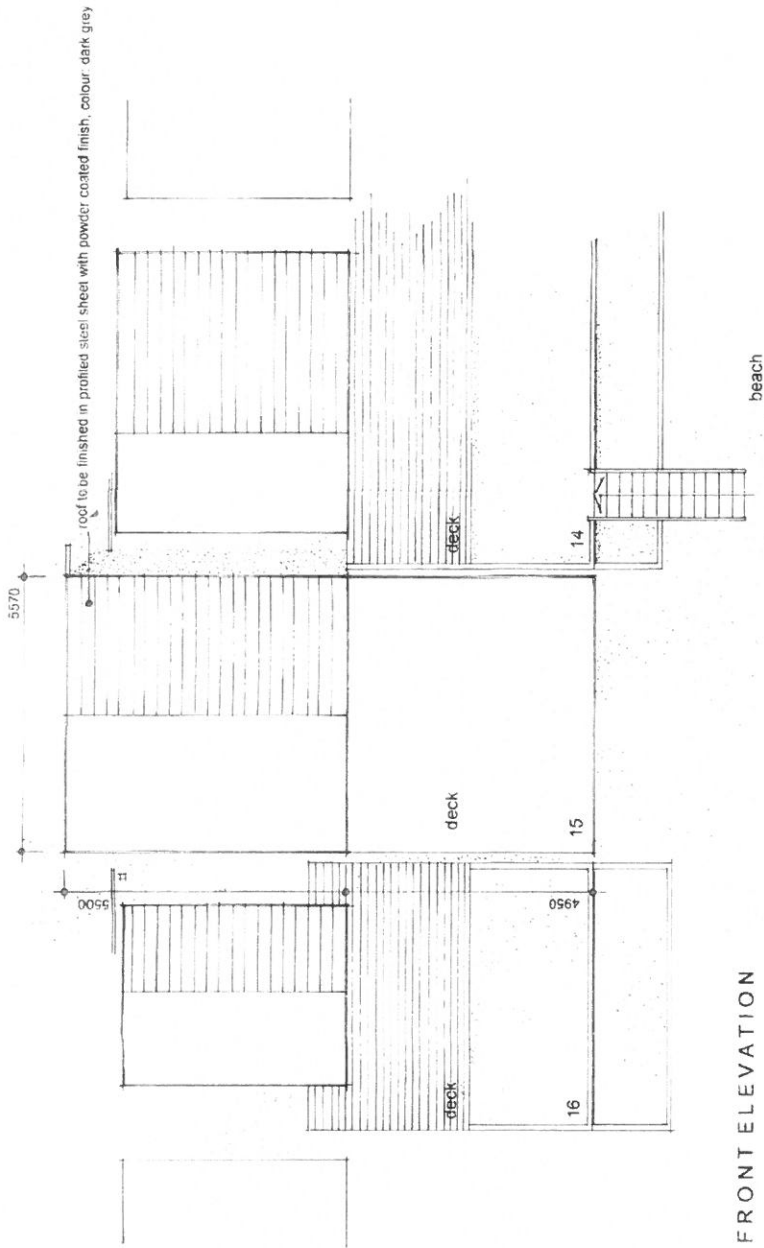


PROPOSED PLAN

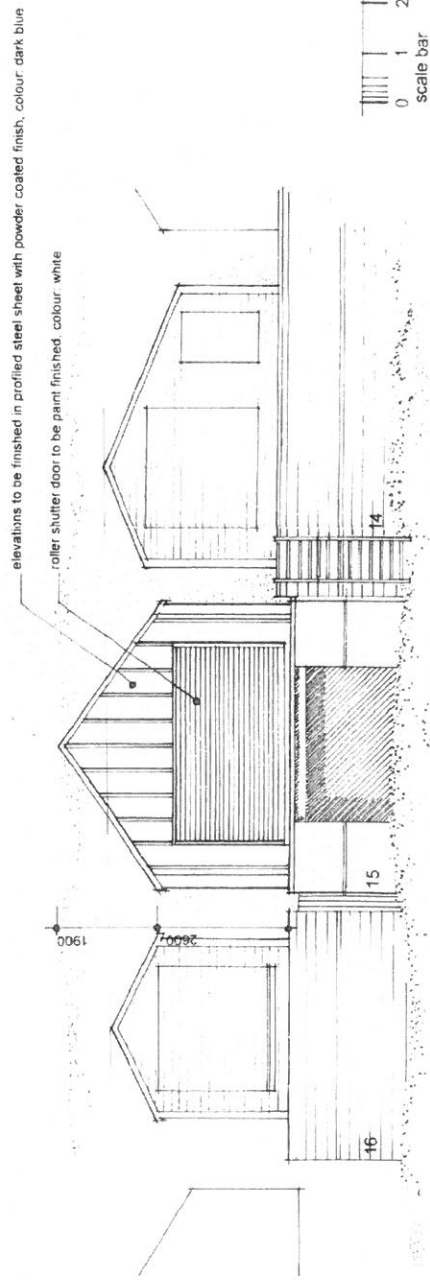
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| <b>PROJECT/PROJECT:</b><br>Hut 15, Abersoch Beach<br>Abersoch | <b>TITLE/TITLE:</b><br>Existing & Proposed Plans<br>STAGE: Planning | <b>DYDDIAD/DATE:</b> 23 Jan 2018<br><b>GRADDFA/SCALE:</b> 1:100<br><b>RHIF CYNLLUN/DRAWING REF. AG:</b> 077.01 (A) | <b>NEWIDIADAU/AMENDMENTS</b><br><br>ALWYN GRIFFITH CYF<br>Sefrewy Siatredig<br>Chartred Surveyors |
|---|---|--|---|



CYNGOR GWYNEDD  
 ADARAN RHEOLEDDIO  
 5 - GOR 2018  
 GWASANAETH CYNLLUNIO AC  
 AMGYLCHEDD  
 RHIFTRAC:



FRONT ELEVATION



SITE LAYOUT



Proposed

HUT 15, TOWN BEACH, ABERSOCH  
 PROPOSED LAYOUT

Client: MR R MIDDLETON  
 Dwn By: WJH

Scale: 1:100  
 Drg No: 18/516 01

Drg Size: A3  
 Date: JUNE 2018

JOHN HOLT ARCHITECTS LTD.  
 3 MANCHESTER ROAD BURY LANCASHIRE BL9 0DR  
 TELEPHONE 0151 764 8314 E-MAIL mail@holtholts.co.uk  
 P:\3017\Scale Drawings

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**Number: 3**

**Application Number: C18/0599/39/LL**

**Date Registered: 05/07/2018**

**Application Type: Full - Planning**

**Community: Llanengan**

**Ward: Abersoch**

**Proposal: Terraced roof on the second floor**

**Location: 4 Pen y Bont, Lôn Engan, Abersoch, Pwllheli, Gwynedd, LL53 7HW**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

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## 1. Description:

- 1.1 This application is for adapting the rear roof of a residential property in order to create a terrace on the second floor. The property is in the middle of a terrace of houses that form part of a wider development of new houses located within the development boundary of Abersoch. There is already a bedroom on the second floor, but it includes a row of windows on the bedroom's floor level, and one velux window.
- 1.2 The proposal involves losing some floor area in the existing bedroom, but the proposal would provide more natural light and views over the village. Externally, an empty space will be created in the roof, and doors will be set back within the roof space, and a glass handrail will be installed to the front of the terrace.
- 1.3 The application is submitted to the planning committee at the Local Member's request.

## 2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26 adopted 31 July 2017**

PCYFF 2 - Development Criteria

PCYFF 3 - Design and place shaping

PS 19: Protect and/or enhance natural environment

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AMG 5: Local Biodiversity Conservation

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

## 2.4 National Policies:

Planning Policy Wales (Edition 9, November 2016)

Technical Advice Note 12: Design

## 3. Relevant Planning History:

- 3.1 The planning history involves the demolition of the former hotel and the construction of housing on the site. There has been no further planning history involved with this specific house since its construction.

#### 4. Consultations:

|                          |  |
|--------------------------|--|
| Community/Town Council:  | Not received.  |
| Biodiversity Unit:       | No Biodiversity concerns.  |
| Natural Resources Wales: | No observations and proposed standard advice.  |
| AONB Unit:               | <p>4 Pen y Bont is part of a new development on the former Riverside hotel site in Abersoch. The site is within the AONB and is visible from public spaces, including the road leading to the village.</p> <p>The adaptations in question are minor, therefore there are no major concerns, but it is believed that the building is more in-keeping in its current form.</p> |
| Public Consultation:     | A notice was posted on the site and nearby residents were notified. The consultation period ended on 31.07.18 but no response had been received.   |

#### 5. Assessment of the material planning considerations:

##### Location, Design and Visual Effect

- 5.1 This application is for adapting the rear roof of a residential property in order to create a terrace in an existing bedroom on the second floor. The local member has raised a concern as the property forms part of a new development, and felt that the proposal would have a detrimental impact on the site's appearance, and is not in-keeping with the other sites or the area in general.
- 5.2 The main policy involving this aspect is Policy PCYFF 3 of the Local Development Plan which states that all proposals should exhibit a high-quality design that gives full consideration to the context of the natural, historic and built environment. It also emphasises that proposals will only be permitted if they can comply with a series of criteria.
- 5.3 The site is also located within the AONB and Policy PS19 requires, amongst other things, the protection and where possible enhancement of sites of international, national, regional and local importance and, where possible, their settings in line with National Policy. In addition, the main aim of policy AMG 1 of the LDP is to conserve, maintain and enhance the character of the Area of Outstanding Natural Beauty by giving consideration to the Area of Outstanding Natural Beauty Management Plan. One of the main goals of the AONB Management Plan is to sustain, safeguard and improve the character, outstanding beauty and uniqueness of Llŷn's landscape, coast and seascape.
- 5.4 The existing property is located in the centre of a row of terraced housing. The proposal involves creating a void in the roof and doors will be set back into the void, and a glass handrail will be installed to the front of the terrace. It is considered that these materials are appropriate. Although the doors and the glass handrail will be visible, the proposal

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does not involve a material change in the roof's shape as the adaptations will not protrude out further than the existing roof slope.

- 5.5 The terrace will be installed at the rear of the property but, due to the layout of the houses, the rears are visible from public areas which includes Pont Lôn Morgan, which is one of the main roads in and out of the village. From the bridge, it can be seen that the land level rises towards the west. The Pen y Bont development has responded to this with a variety of roof heights which raises gradually towards the new Hafan yr Harbwr houses (the former site of the Harbwr hotel). The Hafan yr Harbwr houses have the same type of terrace on the roofs and, therefore, the feature is not entirely new to the street scene. The houses on either side of the site have quite small first floor dormer windows, which cut through the eaves and, consequently, a cut in the eaves is not an alien feature. It is acknowledged that the terrace would be a larger cut through the eaves than the nearby windows but, due to the variety in the height of houses and its design, and the presence of similar features on other houses, it is not considered that it would have a detrimental impact to the property or the appearance or character of the wider area. Although the Local Member's concern is acknowledged, it is considered that the proposal is acceptable in terms of Policy PCYFF 3, PS 19 and AMG 1 of the LDP.
- 5.6 The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. The proposal relates to making alterations to existing property and in terms of its location and size, it is considered that the impact of the proposal would be local only and that it would not have a broader impact on the historical landscape. Therefore, it is considered that the proposal is acceptable in terms of Policy AT 1 of the LDP.

#### **General and residential amenities**

- 5.7 Dwellings are located on either side of the application site. However, it is not considered that the proposal would cause significant harm to the amenities of the local neighbourhood with regard to over-looking or loss of privacy, as the rear of the houses are already visible. It is, therefore, not considered that the proposal would cause any implications to general and residential amenities deriving from the proposal. The proposal is considered to be acceptable in terms of criterion 7 of Policy PCYFF 2 of the LDP.

#### **Biodiversity Matters**

- 5.8 The Biodiversity Unit and Natural Resources Wales were consulted on the application. Natural Resources Wales had no observations, and the Biodiversity Unit had no concerns. In this respect, it is considered that the proposal is acceptable in terms of Policies PS 19 and AMG 5.

#### **6. Conclusions:**

- 6.1 Having considered the above and all the material planning matters including the local and national policies and guidance, it is considered that this proposal would not have a detrimental impact on the area and on nearby houses and the amended design for the proposal is considered to be acceptable and that it, consequently, complies with the requirements of the relevant policies as noted above.

#### **7. Recommendation:**

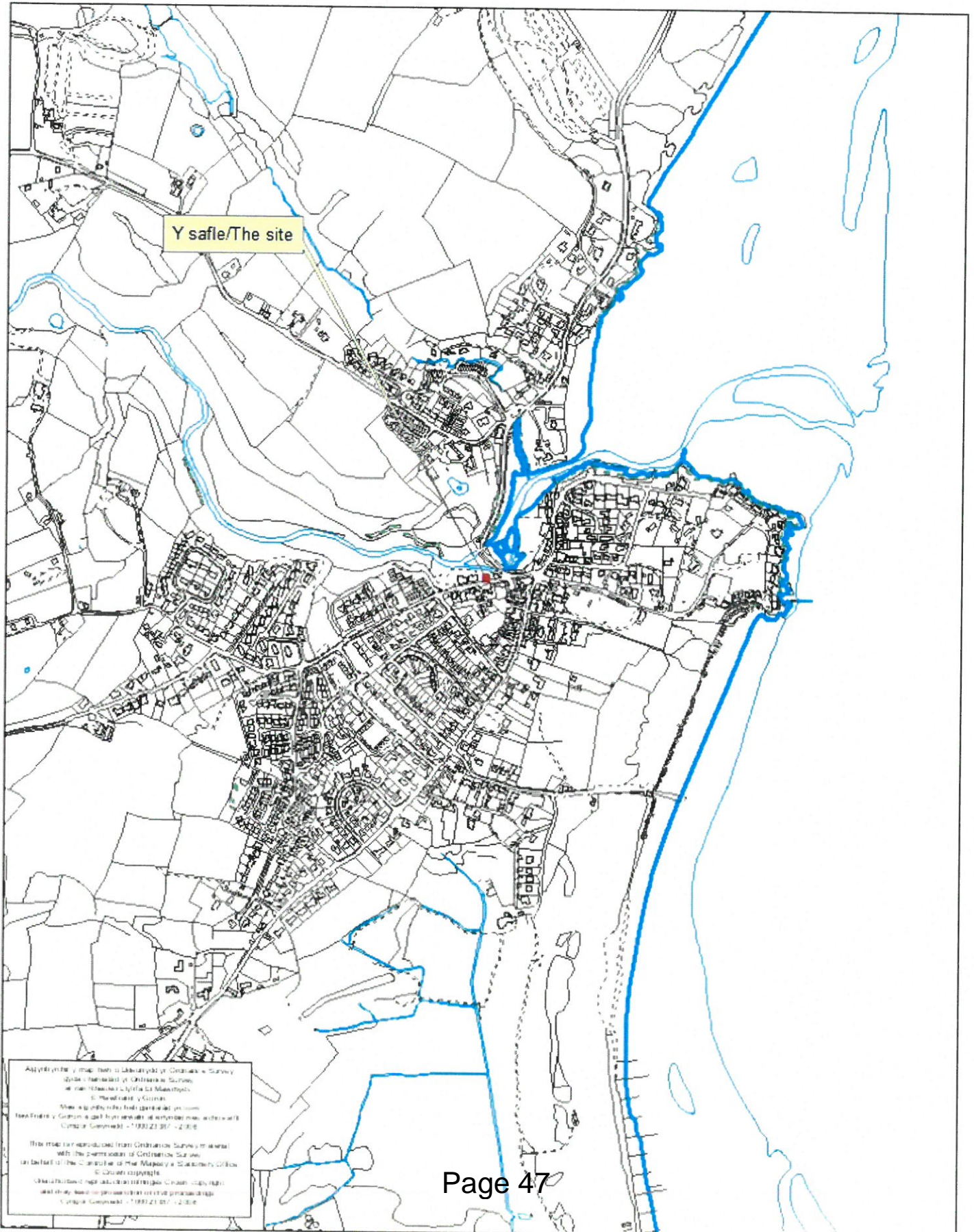
- 7.1 To approve – conditions
1. Commence within five years.
  2. In accordance with the plans.





Rhif y Cais / Application Number : C18/0599/39/LL

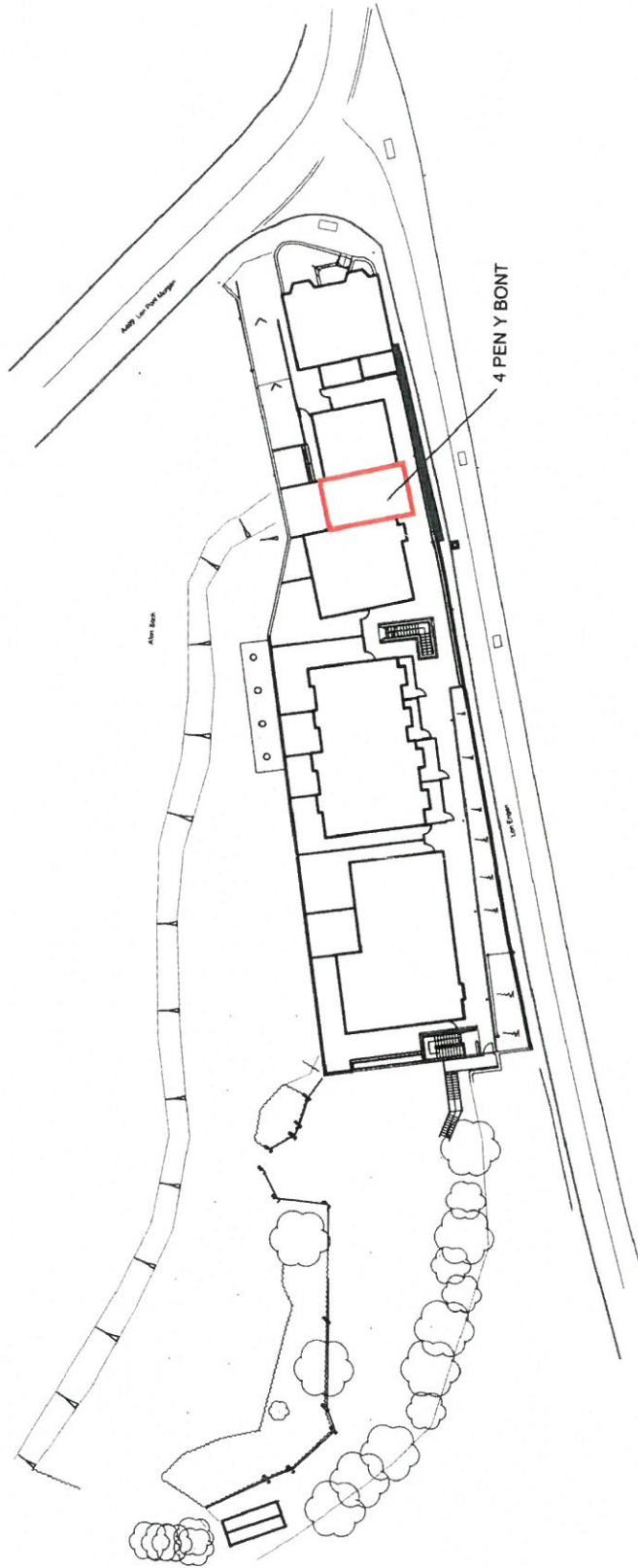
Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.  
Location Plan for identification purposes only. Not to scale.



Map of the town of Gwyrfid, showing the location of the site. The map is a reproduction of a map from Ordnance Survey material, with the permission of Ordnance Survey, on behalf of the Controller of the Map and the Controller of the Copyright. © Crown copyright. Ordnance Survey is a registered trademark of Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey.

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**SDA  
ARCHITECTS  
& DESIGNERS**

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 E: mail@sdatapartnership.com www.sdatapartnership.com  
 LEEDS LONDON CALIFORNIA

PROJECT  
**4 PEN Y BRONT, ABERSOCH**

TITLE  
**EXISTING SITE LOCATION PLAN**

STAGE  
**PLANNING**

|             |         |             |      |
|-------------|---------|-------------|------|
| SCALE       | JOB No. | DWG No.     | REV. |
| 1:1250 @ A3 | A1H0061 | A(10)00 001 | -    |
| DRAWN       | CHECKED | DATE        |      |
| SL          | IH      | JULY 2018   |      |



