



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 26TH NOVEMBER, 2018

Location

Neuadd Dwyfor, Stryd Penlan, Pwllheli, Gwynedd, LL53 5DE

N.B.

To be preceded by a site visit in relation to application number C18/0715/39/LL (68 Cae Du Estate, Abersoch, Pwllheli, LL53 7DJ)

Committee members to meet at Frondeg, Pwllheli at **10.30am**

Contact Point

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(DISTRIBUTED 16/11/18)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (8)

Councillors

Elwyn Edwards
Huw Gruffydd Wyn Jones
Gareth A. Roberts
Cemlyn Rees Williams

Berwyn Parry Jones
Edgar Wyn Owen
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.

1.	Report of the Planning Service on the planning application including a recommendation.	
2.	If an application has been received from a 3 rd 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 Chair for consideration.

4. MINUTES

6 - 16

The Chair shall propose that the minutes of the previous meeting of this committee, held on, 5 November 2018, be signed as a true record.

5. PARKING ORDER, Y FACH, ABERSOCH

17 - 25

To submit the report of the Senior Property Manager.

LOCAL MEMBER: Councillor Dewi Wyn Roberts

6. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

6.1 APPLICATION NO. C18/0715/39/LL - 68, CAE DU ESTATE, ABERSOCH, PWLLHELI

26 - 34

Two storey dormer extension, dormer window and balcony to front and single storey front extension to existing garage and external alterations to the property.

LOCAL MEMBER: Councillor Dewi Wyn Roberts

[Link to relevant background documents](#)

6.2 APPLICATION NO. C18/0874/11/LL - 49, TREM ELIDIR, BANGOR

35 - 44

Change of use of dwelling (use class C3) into a home in multiple occupation (use class C4).

LOCAL MEMBER: Councillor Elin Walker Jones

[Link to relevant background documents](#)

**6.3 APPLICATION NO. C18/0865/39/LL - 4, CAE DU ESTATE, 45 - 64
ABERSOCH, PWLLHELI**

Extension and alteration to house including raising roof level and installing a rear dormer window (revised plan).

LOCAL MEMBER: Councillor Dewi Wyn Roberts

[Link to relevant background documents](#)

**6.4 APPLICATION NO. C18/0640/18/LL - THE BULL INN, HIGH 65 - 79
STREET, DEINIOLEN**

Change of use of former public house into holiday accomodation.

LOCAL MEMBER: Councillor Eifed W. Williams

[Link to relevant background documents](#)

PLANNING COMMITTEE 5/11/18

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, Gareth A. Roberts, Cemlyn Williams, Eirwyn Williams, Gruffydd Williams and Owain Williams.

Others invited: Councillors Gareth W. Griffith, Dewi W. Roberts and Elfed Williams (Local Members).

Also in attendance: Gareth Jones (Senior Planning Service Manager), Cara Owen (Planning Manager), Idwal Williams (Senior Development Control Officer), Dafydd Gareth Jones (Senior Planning Officer - Minerals and Waste - for item 5.2 on the agenda), Gareth Roberts (Senior Manager Traffic Development Control), Rhun ap Gareth (Senior Solicitor), Iwan Evans (Legal Service Manager / Monitoring Officer - for item 5.1 on the agenda) and Bethan Adams (Member Support Officer).

Apologies: Councillor Catrin Wager and Councillor Aled Evans (Local Member) .

1. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- (a) The following members declared a personal interest in the following items for the reasons noted:
- Councillor Gruffydd Williams, in relation to item 5.3 on the agenda (planning application number C18/0249/41/MG) as his partner had a housing estate opposite the site of the application.
 - Councillor Owain Williams, in relation to item 5.3 on the agenda (planning application number C18/0249/41/MG), as a relative of his owned land opposite the site of the application.
 - Councillor Berwyn Parry Jones, in relation to item 5.4 on the agenda (planning application number C18/0780/20/LL) as one of the residents of Llanfair Hall was a friend of his.

The Members were of the opinion that they were prejudicial interests, and withdrew from the Chamber during the discussion on the items noted.

- (b) The Senior Solicitor declared a personal interest in item 5.1 on the agenda (planning application number C18/0796/11/R3) as his parents in law lived opposite the site.

The officer was of the opinion that it was a prejudicial interest and he left the Chamber during the discussion on the application.

- (c) The following members declared that they were local members in relation to the items noted:
- Councillor Huw G. Wyn Jones (a member of this Planning Committee), for item 5.2 on the agenda (planning application number C17/1086/11/LL);
 - Councillor Gareth W. Griffith (not a member of this Planning Committee), in relation to item 5.4 on the agenda (planning application number C18/0780/20/LL);
 - Councillor Elfed Williams (not a member of this Planning Committee), in item 5.5 on the agenda (planning application number C18/0640/18/LL);

- Councillor Dewi W. Roberts (not a member of this Planning Committee), in relation to item 5.6 on the agenda (planning application number C18/0718/39/LL);

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, that held on 15 October 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 No. C18/0796/11/R3 – Ysgol y Garnedd, Penrhosgarnedd, Bangor.

Demolish the existing primary school and construct a new primary school in its place including new access roads, playing fields and ancillary works.

- (a) The Planning Manager elaborated on the background to this application, stating that his application involved the construction of a new school for 420 pupils to replace the existing building of Ysgol y Garnedd, Penrhosgarnedd, which had capacity for 210 pupils. Some members had visited the site prior to the meeting.

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

It was noted, in considering that the proposal derived from the shortage of school places available in Bangor and the need that had been identified by the Education Authority to provide more school places in the Penrhosgrnedd area, it was believed that the scale of this development was appropriate for its location and that developing a school on this site was acceptable in principle.

It was explained that the proposal to demolish and re-construct the existing school did not reach the threshold for submitting a Welsh Language impact assessment. Furthermore, it was explained that Policy PS1 of the Joint Local Development Plan (JLDP) did not require a land use impact assessment for this type of development, because the Plan incorporated several mitigating measures for development through individual policies.

Several objections were received during the consultation process by the residents of Penrhos Avenue, which is intended to be used as an entrance for construction traffic as the site is developed, in which concern about issues such as noise, dust and pollution were mentioned. It was stated that these matters could be overcome and managed in an acceptable manner by securing appropriate work methods through planning conditions and by agreeing on a Construction Methodology Management Statement before commencing the development.

It was noted that the Transportation Unit had no objection to the proposal but it did recommend ensuring that the vehicular access, footpaths and the entire parking provision be completed before the new school opened. It was noted that the plans would assist in promoting alternative modes of transport and that it also corresponded to the objective of the Active Travel Act (Wales) 2013. It was further stated that several conditions were

recommended, including road improvements to include appropriate measures to reduce the speed of traffic along Penrhos Road, and a condition to manage the movement of construction traffic at specific times during the day.

It was noted that information had been received that the path from the car park to Penrhos Avenue would be closed during the construction period as would the path along Penrhos Avenue, because of local safety concerns. Furthermore, the path leading around Ysgol Friars playing fields would be opened after the first three months, once the path had been secured and the alternative path would, thus, be connected to the other footpaths. It was noted, once the development has been completed, the pathways would be reopened. It was explained that Public Footpath 25 Bangor Community crossed the site and the planning application included the right to divert the path officially to follow the route of an unofficial footpath which had already been created around the Ysgol Friars playing fields. This unofficial path was owned by the Council and had a tarmacadam surface.

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.

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

- Should the application be approved, concern regarding the control of conditions. Could the Committee be updated once conditions are released?
- Concern that the proposal would lead to the closure of two other schools and that doubling the number of pupils would have an impact on the Welsh Language, considering that 20% of Ysgol y Garnedd pupils spoke English on the yard. This proposal would not help the Welsh Government's target of one million Welsh speakers;
- That a language impact assessment was vital for schools and attention should be given to the matter;
- Could approving the application affect the future of other schools? Kirsty Williams AM, Cabinet Secretary for Education, supported keeping schools open rather than closures;
- That Ysgol y Garnedd was a Welsh-medium school that needed a new building. Although closing other schools was not a planning matter, schools' re-structure in the Groeslon area had had an impact on the two nearby villages;
- This application was for a new purpose-built building for Ysgol y Garnedd;
- Ysgol y Garnedd had needed a new school for years and Ysgol Babanod Coedmawr was deteriorating and children were already being sent to Ysgol y Garnedd. Welcomed the proposal, noting that there was little land available within the City of Bangor for building a new school. Certain that many people in Bangor were supportive of the proposal;
- Comments made in relation to the impact on the Welsh Language should be passed on to the Education Department.

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

- The recommended conditions were elementary for such a development. The Committee would not be updated when conditions were released on the planning permission but members could get in touch for an update;
- It was a planning application that was being considered and it was not a requirement to submit a language impact assessment as part of the application. The impact on the Welsh Language would be given attention under the schools organisation procedure, which was a separate process to planning;

- That circulars for the schools organisation procedure stated the need to pay attention to the effect on the language under the schools organisation procedure. The need for a language assessment was not being undermined but this would be addressed and considered in detail under a different procedure;
- The proposal to close the schools in question had already been the subject of a statutory notice and it would be considered by the Cabinet in its meeting on 6 November. The planning procedure and the cabinet procedure were separate and approving this application would not mean that the Cabinet would agree to a statutory notice.

(d) In accordance with the Procedural Rules, the following vote **to approve the application** was recorded:

In favour of the proposal to approve the application (9): Councillors Stephen Churchman, Elwyn Edwards, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Huw G. Wyn Jones, Edgar Wyn Owen, Cemlyn Williams and Eirwyn Williams.

Against the proposal to approve the application (5): Councillors Eric M Jones, Dilwyn Lloyd, Gareth A. Roberts, Gruffydd Williams and Owain Williams.

Abstaining: (0)

RESOLVED - to delegate powers to the Senior Planning Manager to approve the application, subject to receiving favourable observations from the Public Protection Unit and a positive outcome to the process of consulting on the public footpath diversion. The following conditions should also be included:-

1. Time - (five years)
2. In accordance with the plans
3. Agree on materials and final colours
4. Transport conditions
5. Welsh Water Condition
6. Submit and agree on a detailed Environmental Construction Method Statement - the Statement will include a Waste Management Plan for the period when the site is being developed.
7. Submit and approve a Detailed Landscaping Plan
8. Submit and approve a detailed Ecological Mitigating Plan.
9. Must adhere to the Ecological Survey recommendations
10. Must strictly adhere to the recommendations of the Trees Report
11. Before the new school becomes operational a Demolition Plan must be submitted and agreed for the existing school that will include a timetable for the demolition work, restoring the land and landscaping along with a timetable for an additional bat survey that will be completed prior to the demolition work.
12. Working hours restrictions during the construction phase (to be agreed with the Transportation Unit and the Public Protection Service)
13. Any other additional conditions required by the Public Protection Service
14. Agree on treatment of the boundaries
15. Water and Environment Unit Condition

Notes

1. Welsh Water
2. Natural Resources Wales
3. Highways
4. Footpaths Unit
5. Water and Environment Unit

2. Application Number C17/1086/11/LL - Former Dickies Boat Yard, Beach Road, Bangor, Gwynedd

Application under Section 73 to vary condition 2 on permission number C15/1081/11/LL to extend the timescale to complete the development in accordance with the application's plans (additional information was presented to vary condition 3 to facilitate the cut and fill operations).

- (a) The Senior Minerals and Waste Planning Officer elaborated on the background to the application, noting that the application had been deferred at the meeting of the Committee held on 19 March 2018 in order to investigate matters involving fully managing Japanese knotweed before further work could be commenced on installing the stone sea defence materials.

It was noted, following discussions, that a consensus was reached on a plan that satisfied the Planning Service, the Public Protection Service and Natural Resources Wales to treat and manage Japanese knotweed. It was explained that the intention was to spray the plant over a period of at least two years with two treatments every season. This work had to be carried out before any further development took place on the site.

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

Consideration had been given to birds in the bay, the sturdiness of the land and the effect the work would have on the land along with traffic management measures. It was noted that several conditions were recommended that dealt with all the considerations, such as biodiversity and the amenities of nearby residents.

It was explained that the applicant anticipated that the work of installing the rip-rap material around the site would take approximately 3 to 4 months with the removal of approximately 25 loads per day. It was noted that this would lend stability to the site.

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

- (b) The local member (a member of the Planning Committee) made the following main points:-
- Nothing had been done to treat the Japanese knotweed on the site since the application was discussed at the Committee on 19 March;
 - It was only very recently that Natural Resources Wales had agreed to the proposal;
 - If the Japanese knotweed were treated at this time of year it would be ineffective;
 - Getting rid of Japanese knotweed from the site would take years, the plant was on the periphery of the site where it is intended to install the rip-rap;
 - Referred to a letter from the Public Protection Unit. Clear that the Unit had concerns about work going ahead without having eradicated the Japanese knotweed;
 - If the application were approved, requested that a condition for the rip-rap work not to proceed until the Japanese knotweed had been eradicated or treated at least three times;
 - Asked on behalf of residents to amend the approved working hours to exclude Saturdays and Sundays, to reduce the effect the work would have on them.
- (c) In response to the observations of the local member, the Senior Planning Officer - Minerals and Waste noted that condition 21 stated that the applicant would have to demonstrate that the Japanese knotweed had been eradicated from the site before proceeding with the development. In terms of Saturday working, that the work times had been restricted to an hour and a half on either side of high tide. He noted that removing Saturday as a working day would mean that the work would take more than three to four months.

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

An amendment to amend the working hours was proposed with the withdrawal of Saturdays. The amendment was seconded.

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

- Why had the applicant not commenced the work?
- Further information should be provided about contaminants in the land before work commences;
- Two years had elapsed since the original application was approved and this was an application to extend the permission. There was a real need to treat the Japanese knotweed.

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

- It was important to agree the methodology in accordance with Welsh Government requirements. The insistence was on using spraying methodology over a period of at least two years to deal with the Japanese knotweed. The original proposal to screen the material would have had a greater impact on residential amenities;
- In accordance with the original application, the land was covered with slate waste because of concerns, at the time, of airborne emissions. As regards the concerns about leachate, the applicant would submit water samples to the Public Protection Service and Natural Resources Wales. Either there was no risk of polluting the environment or the risk was low. The constitution and contamination of the land had been thoroughly examined;
- The applicant was required to submit an application detailing the steps to be taken to deal with the Japanese knotweed. The applicant had missed the opportunity to begin the spraying work this season. The work would, therefore, commence next year.

RESOLVED to authorise the Senior Planning and Public Protection Service Manager to approve the application subject to a range of conditions as follows, and, where noted, to submit specific information in accordance with the conditions prior to the commencement of the development:

- **Commence the development within five years,**
- **Temporary operations involving the full implementation of the cut and fill scheme and import of 7,500 tonnes of stone to be implemented within a nine-month time-scale of the date of notification to the Local Planning Authority,**
- **Permitted operations and compliance with submitted Details / Plans;**
- **Transport of materials restricted to 150 tonnes a day, between 08.00 and 17.00 Monday to Friday, or a total of eight loads a day;**
- **Before the commencement of the development, the Regeneration and After care plan for the site would be submitted for approval by the Local Planning Authority and will include a provision for improving biodiversity. Restoration to commence within 3 years of the completion of operations involving the installation of rip-rap unless further planning permission is granted,**
- **Mitigation measures to reduce the impact on redshank, rock pipit and other features of local biodiversity interest, including:**
 - **Prohibiting construction/dumping work one hour before and one hour after high tide between September and March i.e. a no work period of 3 hours encompassing high tide,**
 - **Monitoring surveys should be undertaken during the construction period to check that birds are continuing to use the site and that measures to minimise disturbance are being implemented successfully,**
 - **applicants to produce and operate a detailed work schedule detailing the daily restricted work times encompassing high tide as stated in the condition**

- **Removal of surplus civil engineering equipment, structures and plant machinery upon completion of the development,**
- **Control dust released and provide wheel washing equipment on site as a planning condition,**
- **Use restricted to the disposal of stones**
- **Detailed design of the stones, maximum size of stone to be used and any future maintenance requirements to be in accordance with the details previously approved under a condition**
- **Pollution Control, site monitoring and ecological mitigation measures to be implemented in accordance with the Construction Environment Management Plan to be submitted for approval by the local Planning Authority prior to the commencement of the development to ensure good practice and mitigation measures have been established to protect the aquatic environment, including: working conditions on the site and measures to control environmental impacts such as HGV movements, wheel washing facilities, vehicle sheeting, safe storage areas, air quality, working hours, noise/vibration, waste and pollution control. Also, monitor potential run-off from silt and waste materials to mitigate for the potential environmental impact of the development and spill procedures**
- **The applicant to undertake a water sampling and analysis plan during the period of the development to discover whether any pollutants are present in any leachate**
- **Fuel or lubricants to be stored in a location to be agreed in writing with the Local Planning Authority. Bunding to be at least 110% of the fuel tank capacity.**
- **Before the commencement of the development on the site, evidence will be submitted for approval by the Local Planning Authority to confirm that the Japanese knotweed treatment programme has been successful and that an independent consultant confirms that all invasive plant matter has been eradicated. The amended plan requires that the contractor continue to inspect the land for any regrowth for a 10 year period and provides any photographic and monitoring documentation, any remedial work to eradicate any regrowth and any case of Japanese knotweed in the vicinity of the site.**
- **The use made of on-track plant on site should be restricted as much as possible, until the areas containing Japanese knotweed have been cleared or separated. If it is deemed necessary to use on-track plant in areas where Japanese knotweed is present, a geo-textile layer must be used as a surface upon which vehicles may travel.**
- **Note to the applicant referring to the consultation response of Natural Resources Wales, Gwynedd Council Flood Risk Management and Coastal Erosion Service, and the location of Welsh Water equipment that require safe access at all times**
- **Note to applicant that the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner.**
- **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.**

3. Application Number C18/0249/41/MG – Madryn Arms, Chwillog, Pwllheli

Reserved matters application to erect 15 residential dwellings to include five affordable units approved as an outline application under reference C14/0061/41/AM.

- (a) The Planning Manager expanded on the background to the application noting that the proposal involved a reserved matters application to include layout, scale, appearance and landscaping of the site. It was noted that the proposal would provide one two-bedroom affordable bungalow, 11 terraced and semi-detached houses with three-bedrooms (four of these affordable) and three detached, four-bedroom houses in accordance with the outline planning permission.

It was highlighted that the original plans submitted proposed a plain design without any local features. The amended plans proposed a design that was considered to be better than the

original plans, and it was not considered that the proposal could now be refused on the grounds of its design only.

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:
External finish.

4. Application Number C18/0780/20/LL – Fferm Plas Llanfair, Caernarfon Road, Y Felinheli

Siting of four seasonal holiday accommodation units in the form of shepherds' huts together with a shower hut (amended application from that refused under reference C18/0393/20/LL).

- (a) The Senior Development Control Officer elaborated on the background to the application and noted that the application had been deferred at the Committee meeting held on 15 October 2018 in order to undertake a site visit. Some members had visited the site prior to the meeting.

It was noted that the proposal was not acceptable in principle based on its location, scale and detrimental impact on the amenities of the local area.

It was explained that the application site was located in the corner of an open field on the coast near the banks of the Menai Strait. It was noted that despite the surrounding area not being recognised or designated a special landscape it was believed that the proposal would have a detrimental impact on the character and feel of the local landscape/park land as it would create an intrusive development in a rural landscape.

It was recommended to refuse the application on the grounds of the detrimental impact on visual amenities and the detrimental impact of the proposed development on residential and general amenities of nearby residents.

- (b) Exercising her right to speak, an objector noted the following main points:-
- That she represented a group of seven houses at Llanfair Hall;
 - The location of the units had been moved a little from the location on the original application but that they would continue to be a blot on the open landscape;
 - The proposal would have an impact on wildlife and biodiversity;
 - Concern regarding the impact on the tranquillity of the area;
 - Concern about its impact on the Anglesey Area of Outstanding Natural Beauty;
 - Approving the application would set a precedent for such developments on the banks of the Menai Strait.
- (c) The local member (not a member of this Planning Committee) noted the following main points:-
- That he had supported the application at the previous meeting and that he remained supportive of the application;
 - The residents of Llanfair Hall had contacted him for the first time on the morning of the meeting;
 - The development would be located approximately 130 metres away from the houses;
 - The units were seasonal and would be removed;
 - The proposal complied with tourism and economic policies;
 - The units would be screened by the trees and would not have an impact on the residents;
 - The Transportation Unit did not object to the proposal;

- Understood that the house closest to the development was a second home;
- Asked the Committee to accept that which the applicant had stated at the previous meeting and to support local people.

(ch) It was proposed and seconded to refuse the application.

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

- Although they sympathised with the applicant, the development was in the wrong location. The applicant should discuss with the officers whether there was a better location on their land that was less visible;
- Concern about the impact of the development on a nearby house, the fact that it was a second home was irrelevant;
- A higher hedge would affect the view;
- Appreciated having the site visit where the proximity to the first house could be seen. Liked the shepherd huts, a shame that the plans could not be amended rather than refuse the application;
- If the applicant were to discuss with officers, it would not be impossible for such an application to be acceptable.

RESOLVED to refuse the application.

Reasons:

1. The proposed development is contrary to the requirements of Policy TWR5, PCYFF3, PS14 and AMG 3 of the Anglesey and Gwynedd Joint Local Development Plan (2017) together with Supplementary Planning Guidance: Holiday Accommodation as it would create an obtrusive development at the expense of safeguarding the visual amenities of the local landscape.
2. The proposed development is contrary to the requirements of Policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan (2017) as it would have a detrimental impact on the residential and general amenities of nearby residents on the grounds of noise disturbance and would be an oppressive development. The development is also contrary to national guidance contained in Planning Policy Wales (2017), NCT 13 Tourism and NCT 23 Economic Development, which state that harm to residential amenities should be avoided, and that economic developments should be guided to the most appropriate locations.

5. Application Number C18/0640/18/LL – The Bull Inn, High Street, Deiniolen

Change of use of former public house into holiday accommodation.

- (a) The Planning Manager noted that officers had noticed the need for the applicant to submit a business plan and that the applicant was not at fault in any way. It was noted that a business plan had been received on 2 November. A request was, therefore, made to defer the application in order that the officers could consult on the business plan and consider it as part of the assessment.

RESOLVED to defer the application.

6. Application Number C18/0718/39/LL - Land adjacent to Tŷ Adda, Abersoch, Pwllheli

Amend condition 2 on planning permission C17/1161/39/LL in order to amend the balcony depth from 1.5 metres to 2.5 metres.

- (a) The Planning Manager elaborated on the background to the application, stating that the proposed balcony was situated approximately 18 metres from the nearest residential dwelling and the house would also be at an angle compared with the location of the surrounding houses that would avoid direct overlooking into any house. Nevertheless, the potential of overlooking into adjacent private gardens had to be considered but, in this case, it was considered that the distance between the new house and the nearby houses and their gardens prevented this from occurring at a level that would be considered unacceptable. It was noted that the proposal was unlikely to harm the amenities of nearby residents.

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

- (b) Exercising his right to speak, the applicant's agent noted the following main points:-
- It was a small, 1 metre extension to the width of the balcony;
 - Much discussion had taken place about the proposal with officers;
 - Agreed with the officers' recommendation;
 - Consideration had to be given to the objections received.
- (c) The local member (not a member of this Planning Committee) noted the following main points:-
- Nearby residents were concerned about the impact of the proposal on their privacy;
 - A condition had been imposed on the previous application that use of the balcony would be restricted to a footway only;
 - He had received a number of complaints about the impact of the development of holiday homes on the privacy of residents;
 - The distance between the balcony and the nearest residential dwelling was not much;
 - Should the application be approved, a condition should be imposed so that the doors to the balcony would be opaque glass, and that it would have a high level handrail with opaque glass surrounding the entire balcony.
- (ch) It was proposed and seconded to approve the application.

A member noted that the proposal would not lead to a great deal of difference in the size of the balcony and that the principle of the development had already been confirmed.

RESOLVED to approve the application.

Conditions:

1. Five years
2. In accordance with plans
3. The slates on the roof and the materials of the external walls are required to be in accordance with that agreed in application C18/0613/39/AC
4. Completion of the landscaping plan in accordance with the plan approved in application C18/0613/39/AC
5. Removal of permitted development rights for curtilage buildings
6. No surface water / land drainage to connect with the public sewer
7. Separate disposal of surface and foul water from the site

7. Application Number C18/0873/40/LL - Land opposite Tŷ Gwyn, Rhosfawr, Y Ffôr, Pwllheli

Erect a stable and a feed and agricultural machinery store.

- (a) The Planning Manager elaborated on the background to the application, and stated that the application had been submitted to the Committee as it was an application by a close relative of a current member of staff of the Planning Service.

It was noted that the proposal involved the erection of a stable building and small store adjacent to an existing property. It was explained that the closest property, Pen Cefn, was over 50 metres away from the development site and this was considered to be a more than reasonable distance to ensure that there would not be any substantial detrimental impact on their amenities.

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.

A member enquired whether it would be possible to ask the applicant to sign a 106 agreement restricting it to agricultural use only in order to prevent future conversion into a holiday home.

In response, the Planning Manager noted that this would be unreasonable and it was recommended to impose a condition restricting the use to agricultural use only. The Senior Solicitor explained that if it were possible to deal with the matter through a condition, a condition should be imposed rather than a 106 agreement.

In response to an observation by a member regarding change of use, the Senior Solicitor noted that the application was for a specific purpose but an application could be made in future.

RESOLVED to approve the application.

Conditions:

1. Commence within five years.
2. In accordance with the plans.
3. Agricultural condition

The meeting commenced at 1.00pm and concluded at 2.20pm.

CHAIR

REPORT TO THE PLANNING COMMITTEE

26 November 2018

Cabinet Member: Councillor Dafydd Meurig

Subject: Parking Order, Y Fach, Abersoch

Liaison Officers: Dafydd Gibbard, Senior Property Manager, Environment Department

Decision sought

To approve the introduction of an Off-street Parking Order, Y Fach, Abersoch

Local member's views

I confirm that I have no objection to the Order.

1. BACKGROUND

- 1.1 The area near y Fach, Abersoch, borders the A499 highway and is a popular location for visitors to the nearby beach. Over the years, motorists have parked on the verge of the road without any regulatory arrangements. Pedestrians crossed this busy highway that had no formal crossing, leading to safety risks.
- 1.2 In order to extend the current space available for parking, to improve the quality of the provision and create a safer environment for pedestrians and motorists, last year the Council invested in a scheme that enabled people to park and cross the road in a manner that was safer and more organised.
- 1.3 At the same time a consultation was held on the management arrangements that would be necessary to ensure that this parking space was sensibly managed. It is necessary to secure the ability to ensure that this space is not misused by motorists or caravan users for long periods, and to promote a reasonable amount of turnover during the daytime.
- 1.4 Observations on the proposal were received and discussions were held with the Local Member and the Community Council before forming conclusions on the most logical arrangements, namely, to introduce pay and display arrangements during the holiday

season only (March to October) and to prohibit use by caravans and motorhomes between 10pm and 8am.

2. OBJECTION

2.1 A copy of the correspondence from the objector is attached at Appendix B.

2.2 A summary of the matters referred to by the objector is included below, and the Council's response to each matter:

Subject	The Council's Response
Charging for parking	<ul style="list-style-type: none"> • The Council has adopted a long standing Parking Strategy which includes specific criteria for parking charges. In accordance with the Strategy's criteria, it is intended to charge for the use of the car park as it is in a location which is heavily used by tourists. No charge will be made outside the holiday season (November to February). • The income created from car parks contributes to the cost of maintaining the county's highways network and maintaining the 106 car parks provided by the Council. • Charging for parking in suitable locations promotes turnover and ensures that the parking spaces are not misused e.g. excessive parking periods, unauthorised use by travellers etc.
The parking fee	<ul style="list-style-type: none"> • The Council's parking fees have been reviewed as part of the Parking Strategy and is consistent throughout the county, having considered the type of location etc. The location in question is a popular location for tourists and is consistent with other similar locations.
Safety	<ul style="list-style-type: none"> • The avoidance of any safety risks is a core part of the design process of any scheme of this type, and the development entirely conforms to all the health and safety requirements. Planning permission has been secured, and as part of the design the 30mph zone has been extended in order to reduce speeds before reaching this location. • Increasing the safety of motorists and pedestrians was one of the main reasons for creating this new resource.

3. CONCLUSIONS

3.1 This parking resource was created in response to the wishes of the local community. The proposal has been advertised in accordance with the statutory requirements and has received overall support. Only one objection has been received.

3.2 It is recommended that the above response to the individual points raised by the objector supports and justifies the intention to confirm the Parking Order.

APPENDICES

A – a copy of the Notice to create an Off Street Parking Places Order, y Fach, Abersoch.

B – the objector's correspondence.

THE GWYNEDD COUNCIL
(ON STREET PARKING PLACES)
(PLACES WITH CHARGES)
(A499 ROAD Y FACH, ABERSOCH)2018

The Gwynedd Council propose to make the above Order in exercise of the powers conferred by the Road Traffic Regulation Act 1984, as amended and of all other powers them enabling and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Road Traffic Regulation Act 1994.

The effect of the Order will be to control the use of parking places and permit charges to be levied on the sides of lengths of roads specified in the schedule hereto

Full details are contained in the draft Order which, together with the maps showing the lengths of roads concerned and a statement of the Council's reasons for making the Order, may be examined at:-

- (a) Council Offices Caernarfon (b) Council Offices Pwllheli (c) Post Office Abersoch
(d) Public Library Pwllheli during normal working hours.

If you wish to object to the proposed Order you should send your objection in writing specifying the grounds thereof to the undersigned at the address specified below by the **26th July, 2018.**

SCHEDULE

Plan No

Section1

ABERSOCH

AQ184	Class 1 Road A499	On street pay and display
AR184	On the western side of the road from a point 87 metres north of the entrance to Fach Farm for a distance of 217 metres in a north easterly direction.	zone-1 March to 31 October – 24 hour. No caravans or motor caravans 10pm-8am
AR183	On the western side of the road from a point 374 metres north of the entrance to Fach Farm for a distance of 114 metres in a northerly direction.	On street pay and display zone-1 March to 31 October – 24 hour. No caravans or motor caravans 10pm-8am

FEES

Up to 1 hour : £1.00	Up to 4 hours : £3.00	Up to 8 hours: £4.50
Up to 12 hours : £6.00	Up to 24 hours : £7.50	

Dated the 4th July 2018



Iwan G D Evans LLB(Hons) PGCert. Dip.L.G
Head of Legal Services,

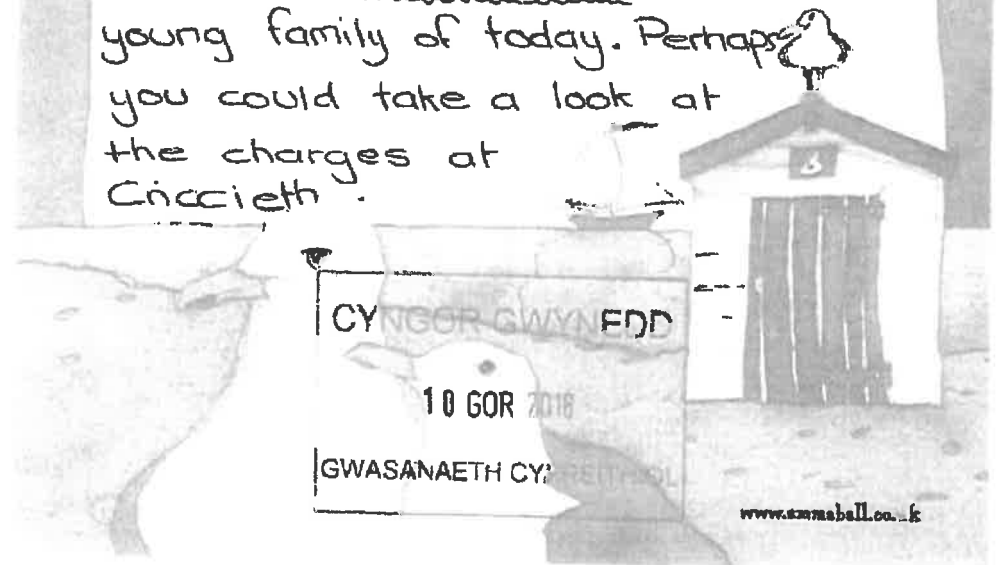
Gwynedd Council, Shirehall Street, CAERNARFON, Gwynedd, LL55 1SH

For further information regarding the above please telephone the Transportation and Countryside Services on (01286) 679650 (CAT-3303GT)

[REDACTED]

Dear Mr Evans,

First of all may I thank you for the opportunity to complain on behalf of many hundreds, maybe thousands of holiday makers bringing tourism to the town of Abersoch. I and my family have enjoyed the area for more than 40 years and hope to continue for many years to come. The new parking charges at Fach Farm are astronomical for the young family of today. Perhaps you could take a look at the charges at Criccieth.



In Criccieth toilet facilities are provided, non at Fach Farm! This may fall on deaf ears, what a shame for the businesses in Abersoch who are trying to make a living in such a short holiday ~~season~~ season.

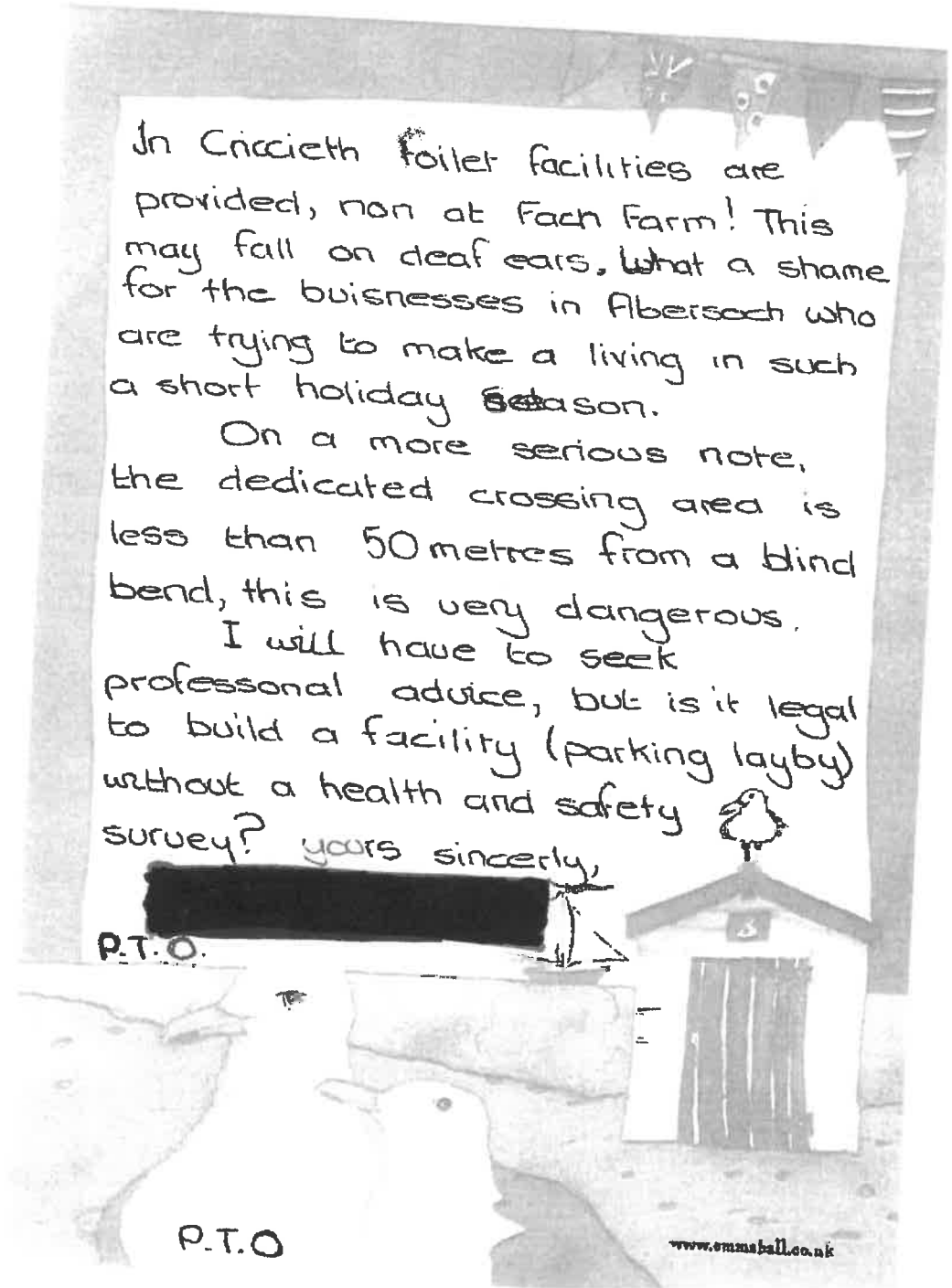
On a more serious note, the dedicated crossing area is less than 50 metres from a blind bend, this is very dangerous.

I will have to seek professional advice, but is it legal to build a facility (parking layby) without a health and safety survey? yours sincerely,

[Redacted signature]

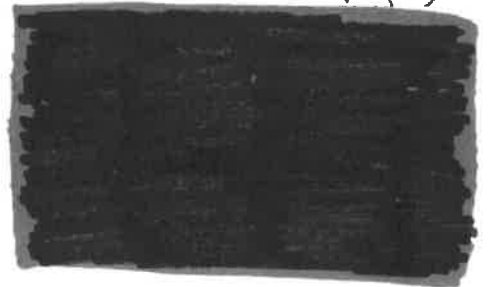
P.T.O.

P.T.O.



Home address At top of letter.

Holiday address (Council Tax payer)



P.S. If nothing else, please review the charges at Fach Farm and make a sensible daily charge so families can relax and enjoy a day on the beach Thankyou

P.P.S As the closing date to complain is before the school holidays begin I take it as

"FAIT ACCOMPLI"

(GT) 5

Dear Mr G Thomas (Legal Assistant)

Thank you for your reply to my letter. It was a shame you didn't send it to my Welsh address in Abersoch, and chose to use my Isle of Wight address. In doing so, it means that I have missed the closing date, 26th July for my objection.

I have only just received this letter on the 5th August, when I returned home for a short stay.

I find it hard to believe that you didn't understand my letter, and wish for me to clarify what I was objecting to. I think that this was just time wasting on your part!

I HAD THREE OBJECTIONS

- ① Introduction of parking charges
- ② Too high charges if introduced
- ③ And finally, and MOST important, very unsafe designated pedestrian advised crossing for families - Yards from blind bend

All this was stated in my first letter, within date of complaining (26th July 2015). I think you have been very underhanded in

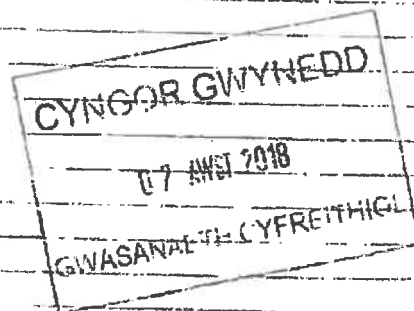
177

pretending you didn't understand it.

Or is it that I should have written three separate letters for each complaint.

As I said in my first letter (well in date of complaining) I have no doubt it will all go ahead as planned. And all the objections in the world will go unheard.

Thank you for your time or in reading and replying to my letter



Agenda Item 6.1

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

Number: 1

Application Number: C18/0715/39/LL

Date Registered: 06/08/2018

Application Type: Full - Planning

Community: Llanengan

Ward: Abersoch

Proposal: Two-storey dormer extension, dormer window and balcony to the front and single-storey front extension to existing garage and external alterations to the property.

Location: 68, Cae Du Estate, Abersoch, Pwllheli, LL537DJ

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

1. Description:

- 1.1 The application was deferred at the Planning Committee on 15th October 2018, at the request of the members, in order to conduct a site inspection.
- 1.2 This is an application for the erection of a two storey dormer extension, dormer window and balcony to the front of the property and a single storey flat roof front extension to existing connecting garage, along with external alterations to the property known as 68 Cae Du, Abersoch. The proposal would involve squaring off the front of the dormer bungalow, the south eastern corner of which is currently set back, with a two storey front dormer extension. It is proposed to undertake internal restructuring work and incorporate a spacious glass area into the new design, with a slate roof and a white render finish. The extensions would extend the living room, create an entrance, an utility room and a new toilet on the ground floor and would extend the bedrooms on the first floor.
- 1.3 The property stands on a slope in the corner of the 'cul de sac' on the outskirts of the Cae Du Estate, Abersoch, where houses are of various sizes and designs. The property is located within the development boundary of the Abersoch Local Service Centre and within an Area of Outstanding Natural Beauty designation.
- 1.4 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**

TRA 2: Parking Standards

TRA 4: Managing transport impacts

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

AT 1: Conservation Area, World Heritage Sites and Landscapes, Registered Historic Parks and Gardens

2.4 National Policies:

Planning Policy Wales (Edition 9, November 2016)

Technical Advice Note 12: Design

3. Relevant Planning History:

3.1 No relevant planning history.

No pre-application planning enquiry.

4. Consultations:

Community/Town Council: Object as it is an over-development of a restricted site, incompatible with houses in the same row and it would overlook neighbours.

Transportation Unit: No objection. It is assumed that the proposed development would not have a detrimental impact on any road or proposed road.

AONB Unit: Not received.

Welsh Water: Informs that a public sewer crosses the front of the site and a location map is attached. Development is not permitted within the safety zone. Notify the agent to contact Welsh Water.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period ended on 13.9.18 and several objections were received on the following grounds:

- Size - over-development of a restricted site, incompatible, too high.
- Design - Incompatible with nearby houses, a lot of glass, prominent
- Amenities – loss of privacy, noise, loss of light
- Parking - extension and changing garage use leads to the loss of a parking space
- DaAS - Questioning some of the content of the Design and Access Statement

5. Assessment of the material planning considerations:

Location, Design and Visual Effect

5.1 This is an application for the erection of a two storey dormer extension to square off the front of the house, to install a dormer window and balcony to the front along with a single storey front extension to the area of the existing connecting garage. The local member has raised a concern about the size of the extensions and that they are an over-development, there is concern about the balcony and he feels that the plan is not in keeping with the rest of the houses in the 'cul de sac'.

5.2 The main policy relating to design is Policy PCYFF 3 of the Local Development Plan which states that all proposals are expected to 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.

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

- 5.3 The site is also located within an AONB designation 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 property stands on a slope in a row of residential houses, in the corner of the fairly modern Cae Du Estate cul de sac and parallel to the traditional Cae Du farmhouse. The property in question is a dormer bungalow which is of a slightly different design to the other dormer houses in the row, which already have front balconies above integrated garages. The proposal would involve filling in the south eastern corner to square off the house with a two storey gable end dormer extension and install a dormer window and balcony to the front. Although gables were not a common feature in the row in question, there are elements of glass gables in houses in the cul de sac parallel to it within the Estate; therefore, it was not an entirely alien feature in the vicinity, as highlighted in the additional information from the agent. The rest of the houses in the row have front balconies, which are common and highly prominent features in the design of houses on the estate. Therefore, there is no significant concern regarding this addition. Dormer windows are not a common feature within the estate, nor are they encouraged in parts of the estate which are of uniform design, however, it is considered that it proposes some balance to the front design in this case. There is no concern about the single storey flat roof extension as it would not appear substantially different to what is currently seen and it would remain subordinate to the house. It is noted that some objections have expressed concern about the scale of the extensions, however, it is considered that the single storey extension to the garage area or squaring the house to meet the boundary of the existing front wall are not unreasonable extensions in terms of size and scale. The assumption that the proposal is an over-development of the site is contested as a reasonable amenity area is retained around the house, as seen from the proposed site plan. Although there is an expanse of glass to be installed to the front elevation, similar features are present on other nearby houses; therefore, it is not considered that the impact would be detrimental either to properties or the appearance or the character of the wider area. It is recognised that the house is visible from a distance due to its high location; however, bearing in mind that the design of the existing house is different to the rest of the row and the fact that there are views of it in a built-up context amongst houses of various designs, it is considered that the appearance would not have a significant impact on the street-scene or on the AONB landscape. The slate roof materials and a white render finish would match the existing property. Although the local member's concern is acknowledged, it is considered that there are no grounds to refuse the proposal in terms of design and visual amenities and it is not considered to be contrary to policies PCYFF 3, PS 19 and AMG 1 of the LDP.
- 5.5 This site is located within the Llŷn and Bardsey Island Area 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 historic landscape. Therefore, it is considered that the proposal is acceptable in terms of Policy AT 1 of the LDP.

General and residential amenities

- 5.6 There are dwelling-houses to the north, east and south of the application site and there is a vehicular track to the Cae Du Farm property to the rear (west). Objections were

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

received from two neighbours (Cae Du Farm and 69 Cae Du) with over-looking, privacy, noise and loss of light among their concerns. It was noted that a very low boundary wall separates the property with the adjacent Cae Du Farm, which has three gable end windows facing the site's garden, therefore, privacy and disturbance of both properties have already been compromised to a vast degree due to their proximity and the open nature of their boundary. It is not considered that the proposal would significantly exacerbate the situation. Due to the angle of the layout of the property, the new front windows would not directly face Cae Du Farm. It is noted that the side windows of the proposal will be changed from bedroom windows to small bathroom windows; therefore, in this respect, it is an improvement for objectors on both sides, to what is experienced at present. A further information plan was received from the Agent showing the existing overlooking situation in comparison with the proposed, where it is highlighted that there would be an improvement to the amenities of adjacent neighbours as a result of the development. Due to differences in land level, the property in front of the application site, namely the 67 Cae Du bungalow, is on a much lower level and only the building's roof is visible from the application site; therefore, the expanse of the front windows or balcony would not compromise its privacy. Therefore, views from the balcony would overlook open gardens and the cul de sac's estate road and over the roof of the house to the front. Due to the layout of the house north of the Cae Du Farm property, and the path of the sun, it is not considered that there are any grounds to the assumption that the extension would lead to a loss of light at this property either. Having assessed the situation on the site and from the information in the additional plans, it is considered that the proposal would not cause significant harm to the amenities of the local neighbourhood or have any implications for the general and residential amenities of the area. The proposal is considered to be acceptable in terms of Policy PCYFF 2 of the LDP.

Transportation Matters

- 5.7 The proposal does not involve changing the property's vehicular access that is located off the estate's unclassified road. Concern was expressed by one objector that the proposal would impact the property's parking situation, as it a garage would be removed and an extension erected on part of the existing parking space. Reference is made to this in the additional plans received from the agent, that indicate that a reasonable space to park 3 vehicles remains within the property's curtilage and that the proposal would not exacerbate the situation. The Transportation Unit was consulted but it had no observations on the matter; therefore, it is considered that the proposal is acceptable in terms of road safety and parking policies TRA 2 and TRA 4 of the LDP.

6. Conclusions:

- 6.1 Having considered all of the relevant planning matters including the local and national policies and guidance, it is considered that the proposal is acceptable for approval in terms of design, visual and general amenities and transport, and that it complies with the requirements of the above-mentioned policies.

7. Recommendation:

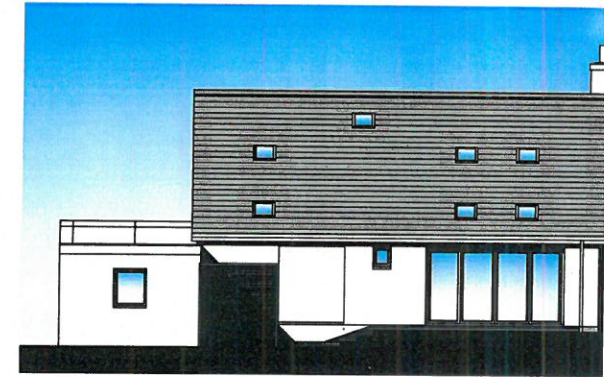
- 7.1 To approve – conditions
1. Commence within five years.
 2. In accordance with the plans and the additional plans.
 3. Slate to match
 4. Finish to match



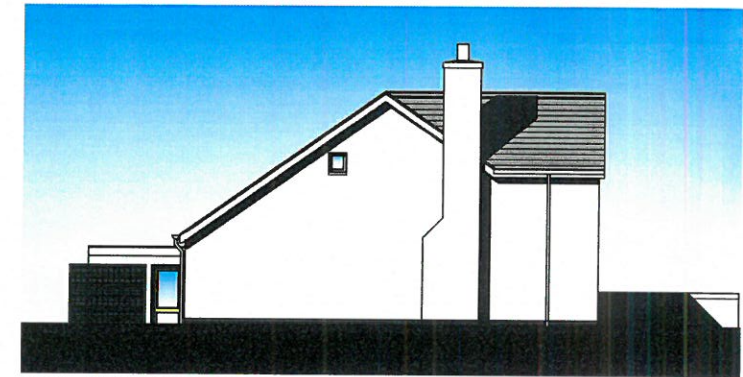
EAST ELEVATION 1:100



NORTH ELEVATION 1:100

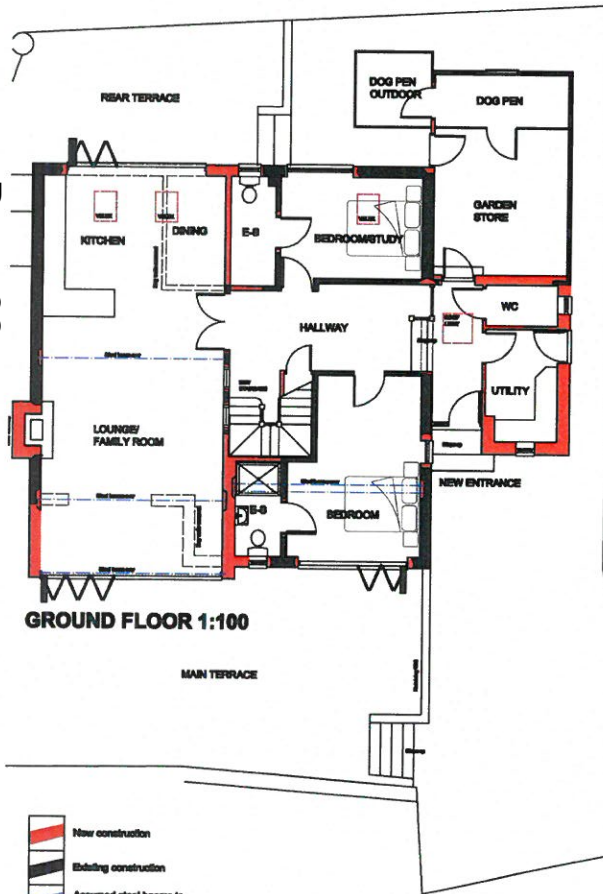


WEST ELEVATION 1:100

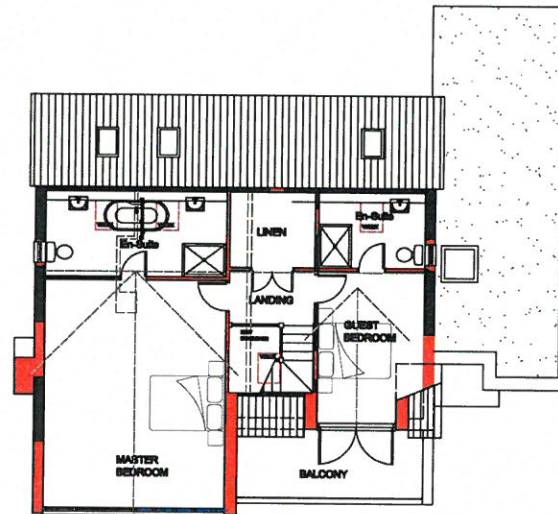


SOUTH ELEVATION 1:100

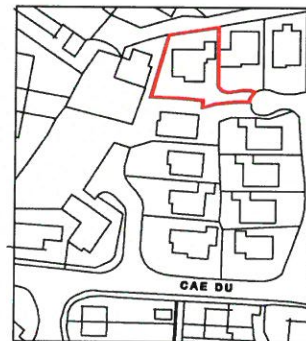
Page 32



GROUND FLOOR 1:100



FIRST FLOOR 1:100



LOCATION PLAN 1:1250



BLOCK PLAN 1:500

NWD Architect

Cheshire Office
Old Coach Road, Kestel, Tarporley, Cheshire, CW1
T 01829 781 855 F 01829 782 366
E enquiries@nwdarchitects.co.uk W nwdarchitects

CLIENT
Mr Happs

PROJECT
68 Cae Du, Abersoch

DESCRIPTION
Planning Application: Proposed Plan and Elevations of House

SCALE at A3
1:100, 1:500, 1:1250

DATE
20/07/2018

DRAWING NO.
6259/03

DRAWN BY
GDL
REVISION
E

PROPOSED ALTERATIONS and EXTENSION at 68 CAE DU, ABERSOCH

NO.	REVISION	DATE



EXISTING GROUND FLOOR LAYOUT PLAN 1:50



EXISTING FIRST FLOOR LAYOUT PLAN 1:50

FLOOR AREAS
 GROUND FLOOR 99.8sq.m/1074sq.ft
 FIRST FLOOR 63.8sq.m/687sq.ft
 GARAGE 22.5sq.m/242sq.ft
 GROSS 186.1sq.m/2003sq.ft

NWD Architects

NWD Architects Ltd
 Old Coach Road, Kelsall, Tarporley, Cheshire, CW6 0GJ
 01828 781855
 enquiries@nwdarchitects.co.uk nwdarchitects.co.uk

CLIENT
 Mr & Mrs P Hoppe

PROJECT
 618 Crisp ID14
 Abersoch

DESCRIPTION
 Existing Floor Plans

SCALE A1 1:50 SCALE A3 1:100
 DATE 08 June 2018 DRAWN BY MJT

DRAWING NO. 6259/01 REVISION

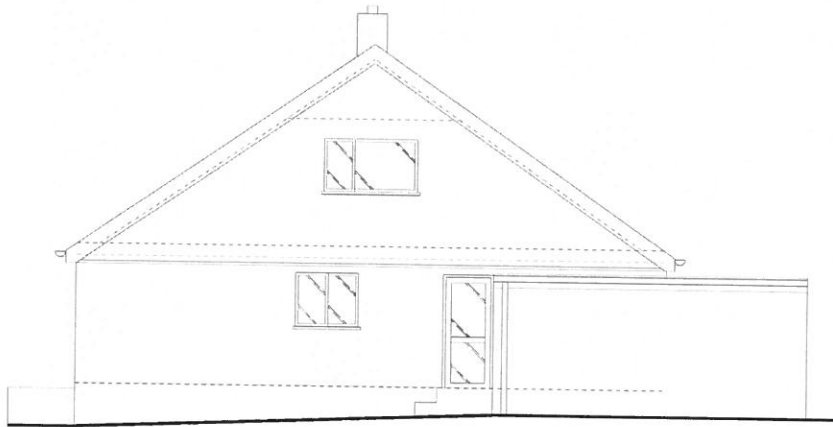
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A1 - 1:50	2	3	4	5 metres
A3 - 1:100	2	3	4	5 metres

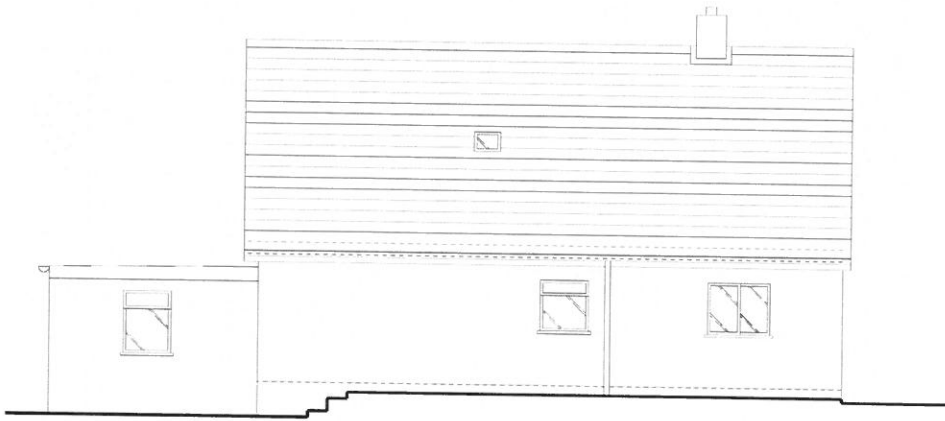
REV	DATE	DESCRIPTION	BY



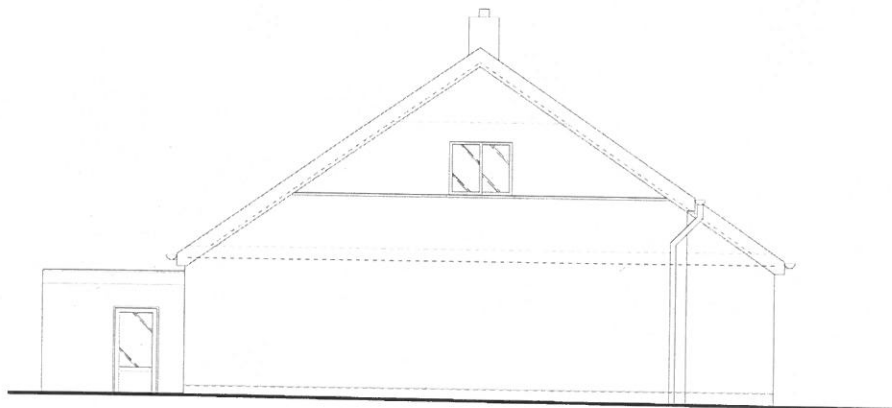
EXISTING FRONT ELEVATION 1:50



EXISTING SIDE ELEVATION 1:50



EXISTING REAR ELEVATION 1:50



EXISTING SIDE ELEVATION 1:50

NWD Architects

NWD Architects Ltd
 Old Coach Road, Kilsail, Torporley, Cheshire, CW8 0JQ
 01428 761605
 enquiries@nwdarchitects.co.uk nwdarchitects.co.uk

CLIENT
 Mr & Mrs P Happs

PROJECT
 SB Cate Du
 Aberoch

DESCRIPTION
 Existing Elevations

SCALE A1
 1:50

SCALE A3

DATE
 06 June 2018

DRAWN BY
 MJT

DRAWING NO.

REVISION

6259/02

ALL DIMENSIONS TO BE CHECKED ON SITE
 WITHIN 24 HOURS OF THE COMMENCEMENT OF WORK
 UNLESS OTHERWISE SPECIFIED OTHERWISE THE CONTRACTOR SHALL
 BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
 PERMISSIONS AND APPROVALS FROM THE LOCAL AUTHORITY
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
 PERMISSIONS AND APPROVALS FROM THE LOCAL AUTHORITY

A1 - 1:50	0	1	2	3	4	5 metres	REV	DATE	BY
A3 - 1:100	0	1	2	3	4	5 metres			

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

Number: 2

Application Number: C18/0874/11/LL

Date Registered: 02/10/2018

Application Type: Full - Planning

Community: Bangor

Ward: Glyder

Proposal: Change of use of a house (C3 class use) to a house in multiple occupation (C4 class use)

Location: 49, Trem Elidir, Bangor, Gwynedd, LL572UE

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

1. Description:

- 1.1 This application is for the change of use of the existing house from a dwellinghouse (C3 Class Use) to a five bedroom multiple occupation house (C4 Class Use). The property lies within the development boundary in a residential area of the Bangor Sub-regional Centre as defined by the Anglesey and Gwynedd Joint Local Development Plan.
- 1.2 The property is in Glyder Ward and is a two-storey end of terrace house, with a converted attic that forms additional living space. Housing along Trem Elidir have been erected above the road level with gardens to the front and rear. These houses are dependent to a large extent on parking on the road. There is no intention of undertaking any external alterations to the property as part of this application.
- 1.3 The application is submitted to the 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 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 **Anglesey and Gwynedd Joint Local Development Plan. (July 2017)**

 TAI 1: HOUSING IN THE SUB-REGIONAL CENTRE AND THE URBAN SERVICE CENTRES
 TAI 9: SUB-DIVIDING EXISTING PROPERTY TO SELF-CONTAINED FLATS AND HOUSES IN MULTIPLE OCCUPATION
 PCYFF 2: DEVELOPMENT CRITERIA
 PCYFF 3: DESIGN AND PLACE SHAPING

2.4 National Policies:

Planning Policy Wales, Edition 9, November 2016.

3. Relevant Planning History:

None

4. Consultations

Community/Town Council:	Object as it would be an over-development of a three bedroom house in a residential area. There is a high percentage of housing in multiple occupation in the area with empty student accommodation in other areas. Concern also about parking on the roadside.
Transportation Unit:	No objection
Municipal Services:	Not received
Welsh Water:	Standard condition and guidelines for the applicant
Housing Unit:	Not received
Public Consultation:	<p>A notice was posted on the site and nearby residents were notified. The following observations were received in response to the consultation relating to material planning considerations:</p> <ul style="list-style-type: none"> • There is no need for more multiple occupation housing in the area • Concern about the detrimental effects on amenities for local residents • Lack of local parking provision <p>The following observation were also received that is not a material planning matter:</p> <ul style="list-style-type: none"> • There are empty rooms in student residential halls

5. Material Planning Considerations:

The principle of the development

- 5.1 Policy TAI 1 of the Joint Local Development Plan states that in the Sub-Regional Centre of Bangor (and the following Urban Service Centres) housing to meet the Plan's strategy will be delivered, including in suitable windfall sites. In this case, bearing in mind that this is an application for residential use within the Sub-regional Centre's development boundary, the proposal is consistent with the principle of this policy.
- 5.2 Policy TAI 9 of the LDP supports the principle of converting existing buildings into multiple occupation housing within the development boundaries subject to meeting four criteria. These are discussed in turn below:
1. The property is suitable for conversion - the existing property is a four bedroom house and it is proposed to change the lounge to create an additional bedroom. There will be no need for significant extensions and external adaptations. In considering the size of the building and its current residential use, it is deemed that there is no reason to believe that the building is not suitable to provide alternative living units to its existing use.

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

2. This criterion requires that the proportion of licensed houses in multiple occupation will not exceed 25% of all residential properties in the electoral ward. In this case, the building is within the Glyder ward and the relevant threshold is 10%. According to the latest figures of the Joint Planning Policy Unit, there are 45 houses in Glyder ward namely 6.2% of the total, that are houses in multiple occupation. Therefore, the application satisfies this criterion.
3. This criterion requires that it will not have detrimental impact on the residential amenity of nearby properties. Bearing in mind that this is currently a house and there are no proposed structural alterations to the property, this development is not considered to be significant in terms of changing the density of the site's use. It is recognised that it is not possible to control who will live in the property and there is a possibility that the property will be student accommodation. It is also recognised that the lifestyle of students is different to that of a normal family and over-provision of such accommodation could cause problems to the neighbourhood's amenities. Having said that, there is no evidence that there is an over provision of such units locally and, as seen above, the provision in the ward is not over the threshold given in the LDP. It is not considered that the impact of the development on amenities will be significantly different from what could occur under the current legal use and therefore, it is not considered that approving one multiple occupancy unit in the ward would have an additional significant harmful impact on the residential amenities of close neighbours.
4. The fourth criterion requires that appropriate parking provision is secured for the development. The location is central within Bangor city and is in close proximity to many local colleges and facilities and convenient for cycling and walking or for public transport. The Transportation Unit had no concerns regarding the proposal. Again, bearing in mind that this is currently a house and there are no proposed structural alterations to the property, this development is not considered to be significant in terms of changing the density of the site's use.

Visual, general and residential amenities

- 5.3 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve 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. In addition, developments are required to:
 - Contribute to, and enhance, the character and appearance of the site
 - Respect the site and surroundings in terms of their location in the local landscape.
- 5.4 Due to its location in an existing residential location, and that residential use of similar density is proposed here, it is not considered that this development would harm the amenities of neighbours or the area in general. There is sufficient space for bin/recycling storage within the curtilage and as a result of the above, it is therefore considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP in terms of amenities.

Transport and access matters

- 5.5 The Transportation Unit had no objection to the proposal and it is not considered that the situation caused by this development would be more detrimental than what could be caused by the existing house. The urban location is convenient for community services and public transport and therefore the location would be very suitable for those who do not have a personal motor vehicle. The Transportation Unit did not have any

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

objection in terms of parking and highway safety and given the above, it is considered that the proposal is in accordance with policies TRA 2 and TRA 4 of the LDP.

6. Conclusions:

It is considered that the proposed use is acceptable and will not impair the area's character and will not cause unacceptable harm to amenities. All material planning considerations have been considered when determining this application; however, this has not changed the recommendation.

7. Recommendation:

To approve the application subject to the following conditions:

1. Five years.
2. Development to comply with the submitted plans.

Note - Welsh Water

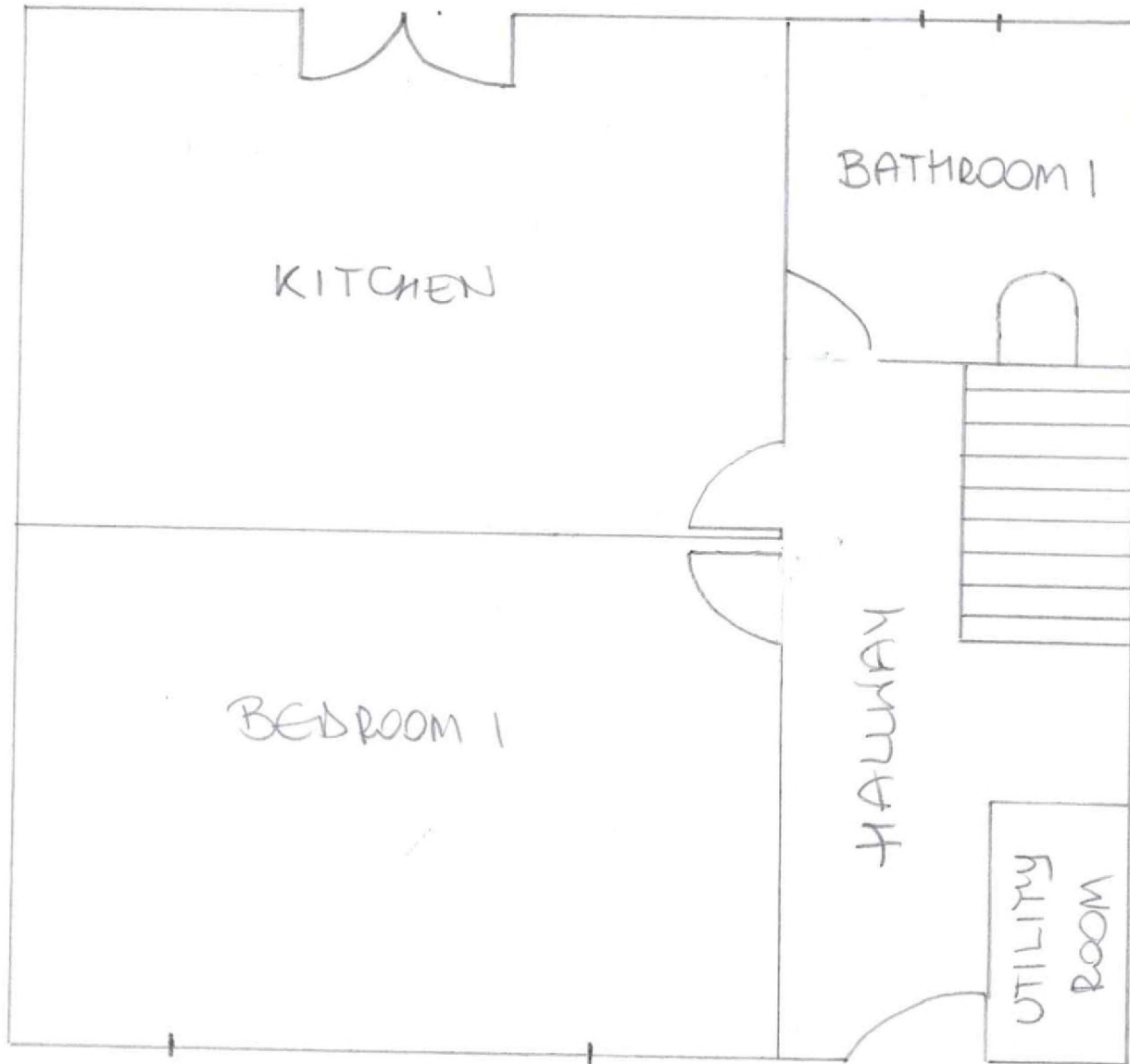
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Plan referred to
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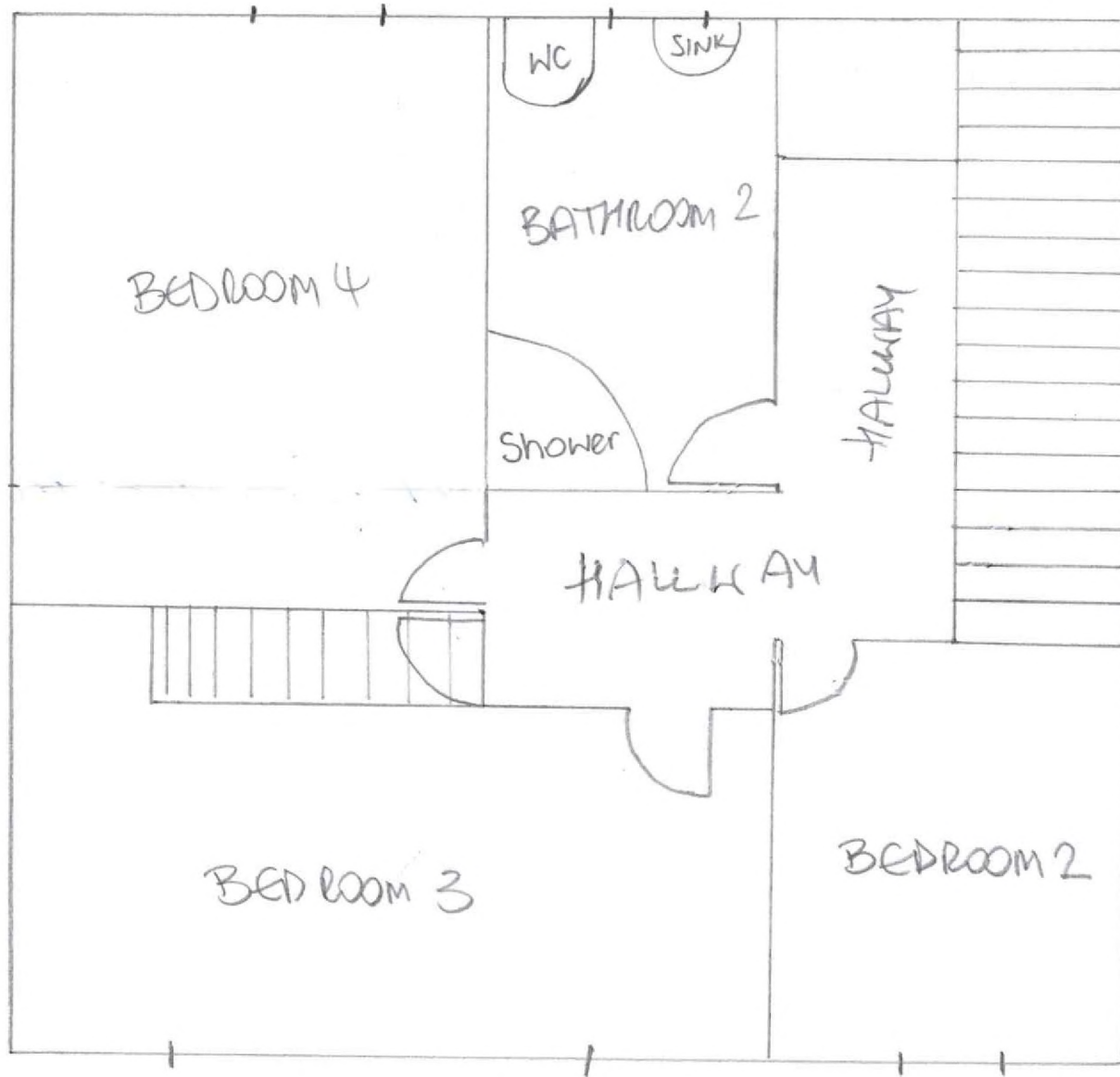
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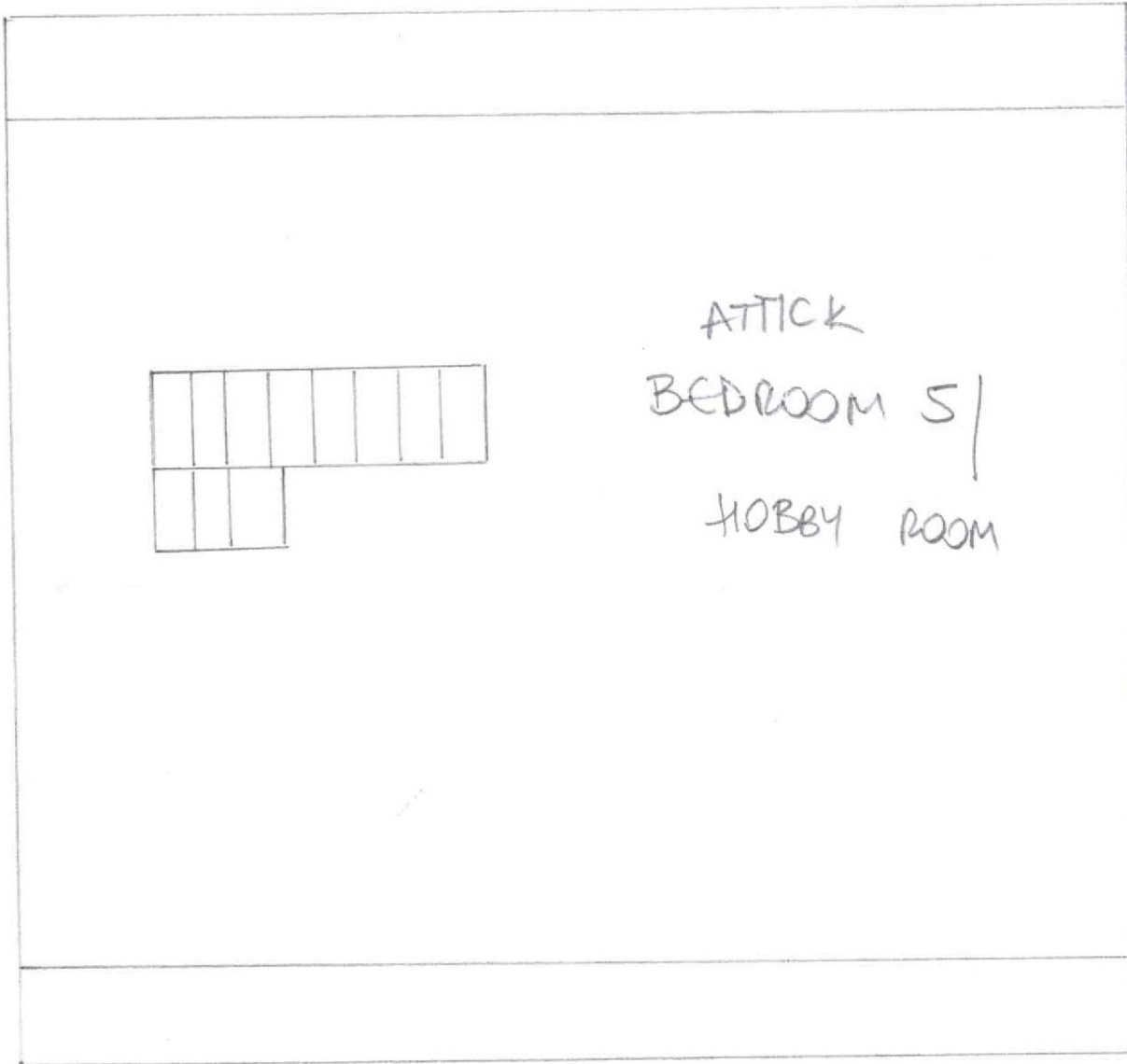
GROUND FLOOR



2nd floor



3rd floor ATTICK



PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

Number: 3

Application Number: C18/0865/39/LL

Date Registered: 24/09/2018

Application Type: Full - Planning

Community: Llanengan

Ward: Abersoch

Proposal: Extension and alterations to the house to include raising the roof level and installation of a rear dormer window (amended application)

Location: 4, Cae Du Estate, Abersoch, Pwllheli, LL537EN

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

1. Description:

- 1.1 This is an application to construct a one-storey extension at the rear of the bungalow, together with alterations to include raising the roof level and the installation of a dormer window at the rear of the property at 4 Cae Du, Abersoch and this is an amended application. The proposal would mean raising the roof by approximately 0.42m, raising the rear dormer window and installing front roof-lights in order to provide two bedrooms and bathrooms in the roof space. The rear extension would provide a bedroom and create a new kitchen/dining room. It is proposed to raise the roof and re-roof with slate and the extension will be finished with timber cladding.
- 1.2 The property stands on a slope in a row of 4 bungalows in a prominent position near the unclassified service road of Cae Du Estate, Abersoch. The property is located within the development boundary of the Abersoch Local Service Centre, the Area of Outstanding Natural Beauty and the Llŷn and Bardsey Island Landscape of Outstanding Historical Interest designations.
- 1.3 The application is submitted to the Planning Committee at the Local Member's request.
- 1.4 This is an amended application. The previous application, C18/0526/39/LL, was withdrawn as officers stated a concern about the size, scale and design of the proposal and it would not be possible to support a substantial one-storey extension of the type.

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**
- TRA 2: Parking Standards
 TRA 4: Managing transport impacts
 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
 AT 1: Conservation Area, World Heritage Sites and Landscapes, Registered Historic Parks and Gardens
- 2.4 **National Policies:**
- Planning Policy Wales (Edition 9, November 2016)
 Technical Advice Note 12: Design

3. Relevant Planning History:

3.1 C18/0526/39/LL Extension and alterations: Withdrawn 20 July 2018

No pre-application planning enquiry.

4. Consultations:

Community/Town Council: Object because of overdevelopment and a precedent had already been set for the rest of the estate with the extensions approved for numbers 1 and 9. Concern was also expressed as these were originally 2/3 bedroom houses and that the extensions and adding to the number of bedrooms would raise their value to be beyond local residents. Also, only one page of the existing design was attached compared to 11 of the proposed in order to fully compare.

Transportation Unit: No objection. It is assumed that the proposed development would not have a detrimental impact on any road or proposed road.

AONB Unit: Number 4 Cae Du Estate is a one storey fairly recent dwelling situated in the village of Abersoch and within the AONB. The house is set amongst other similar houses, it is not prominent in the landscape but can be seen from the estate road. It is noted that only limited alterations are proposed to the frontage that is visible from the road. The dormer window and the flat roof extension, as proposed for the property, is not considered to be a quality design, however, as they are at the rear of the property they would not impair the AONB.

Welsh Water: Welsh Water standard conditions. Notify no increase in surface water from the building. Suggest that some pipes have not been recorded and they should contact Welsh Water directly.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period expired on 25 October 2018 and no observations/objections have been received.

5. Assessment of the material planning considerations:

Location, Design and Visual Effect

5.1 This application is to raise the bungalow's roof and to construct a one-storey rear extension with a dormer window. The Local Member has raised concern about the scale of extensions within this estate and has therefore requested that the application is submitted to Committee.

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

- 5.2 The main policy relating to design is Policy PCYFF 3 of the Local Development Plan, which states that all proposals are expected to exhibit a high-quality design that gives full consideration to the context of the surrounding natural, historic and built environment and complies with a series of criteria. The site is also located within the AONB designation and Policy PS19 and AMG 1 require, amongst other things, the protection, maintenance and enhancement of the character of the Area of Outstanding Natural Beauty.
- 5.3 The property stands in a row of 4 bungalows, with open front gardens and the main elevations are prominent from the main estate service road. The bungalows are on a slight slope with their backs hidden due to the lay of the land and the setting of other residential housing to the rear. The main change to the property's front elevation, namely the most prominent elevation, would be an increase of 0.42m to the height of the roof and the introduction of roof-lights to the front roof in order to provide bedrooms in the roof space. The proposed difference in height is shown in the proposed front elevation plan, and it can be seen from that the difference would not be substantial compared to the adjacent bungalow and would not be likely to draw attention within the estate. We realise that the four bungalows are currently fairly uniform, however, considering the small scale of the increase in height, it is not considered that this would entail a detrimental or significant visual change in this built context and is not bad enough to be refused. Due to the proximity of the adjacent bungalow and the layout of the property's high boundary fence on the other side, the rear one-storey extension would not be visible from public places. It is considered that the setting, size, scale of the extension are reasonable for the size of the existing property and is much more thoughtful of the property's scale than the original proposal in previous application C18/0526/39/LL. Although an extensive dormer window on a flat roof is not an ideal quality design, a similar feature has already been installed on property number 1 at the other end of the row that is considered acceptable, with an approval for a similar one at the rear of number 9. It is a fairly modern bungalow without much architectural value, therefore it is considered that the modern flat roof dormer window would not impair on any character. Bearing in mind that there is a similar feature on another bungalow in the row and of its unobtrusive location in the back, it is considered in this case that the dormer window would not have a detrimental impact on the area's visual amenities. The AONB Officer was also of the same opinion, that dormer windows and flat roof extensions are not a quality design, however, they are unlikely to have any impact on the wider AONB landscape. It is noted that the Community Council has expressed concern that the proposal is an over-development of the property, however, we consider that this proposal, compared to the previous one, is fairly in proportion to the existing dwelling without being unreasonable in terms of size and does not excessively compromise the amenity area. We also appreciate the general concerns of the Community Council regarding the scale and the number of bedrooms in extensions within the estate, however, it is necessary to assess each application according to merit. Although we acknowledge the concerns of the local member and the Community Council, it is considered that there are no grounds to refuse the application in terms of design and visual amenities and it is not considered to be contrary to policies PCYFF 3, PS 19 and AMG 1 of the LDP.
- 5.4 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 would not have a broader impact on the historic landscape. Therefore, it is considered that the proposal is acceptable in terms of Policy AT 1 of the LDP.

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

General and residential amenities

- 5.5 The property stands amongst residential dwellings in a central location in the village. Due to the setting of the property, and the difference in land levels, together with the estate road, it is assessed that only two properties would be likely to be impacted by the proposal, namely bungalow 3 Cae Du adjacent to Dryslwyn and Maes Gwydryn to the north east (back). Excavation work into the garden slope would be required to erect the extension and a supporting wall. It is considered that there would be no impact on the neighbour in number 3 as a result of the one-storey extension as no windows face them on the side of the extension and it would sit low in the land and would be separated by a boundary hedge. Because of the land levels and the boundary hedge, it is considered that the dormer window would not be intrusive and there would be no over-looking over property number 3 only to look directly over their garden. However, it is noted that it is proposed to install windows in the existing gable-end of the house and the plan indicates that these will be opaque windows and will therefore protect the amenities of neighbours and this can be ensured via a condition. There are currently two gable-end windows in the property of Dryslwyn, that is on a higher land level and faces over the property's back garden. Therefore the privacy of both properties has to an extent already been compromised. Considering that a distance of 20m separates the back of the property from Dryslwyn, it is considered that there would be no a significant detrimental impact on the amenities of local residents and would not be substantially different to what is currently experienced. Measures such as planting trees/hedge or erecting a fence on the back boundary of the property may improve the amenities of the property subject to this application. Having assessed the situation on the site, it is considered that the proposal would not cause significant harm to the amenities of the local community and would not be significantly different to what is currently experienced. The proposal is considered to be acceptable in terms of Policy PCYFF 2 of the LDP.

Transportation Matters

- 5.6 There is a hard standing area with space for two cars to park at the bottom of the front garden of the adjacent property and the estate road. There are also parking spaces along the side of the estate road. The Transportation Unit was consulted but had no objection, therefore, it is considered that the proposal is acceptable in terms of road safety and parking policies in TRA 2 and TRA 4 of the LDP.

6. Conclusions:

- 6.1 Having considered all of the relevant planning matters including the local and national policies and guidance, it is considered that the proposal is acceptable for approval in terms of design, visual and general amenities, landscape and transport, and complies with the requirements of the above-mentioned policies.

7. Recommendation:

- 7.1 To approve – conditions

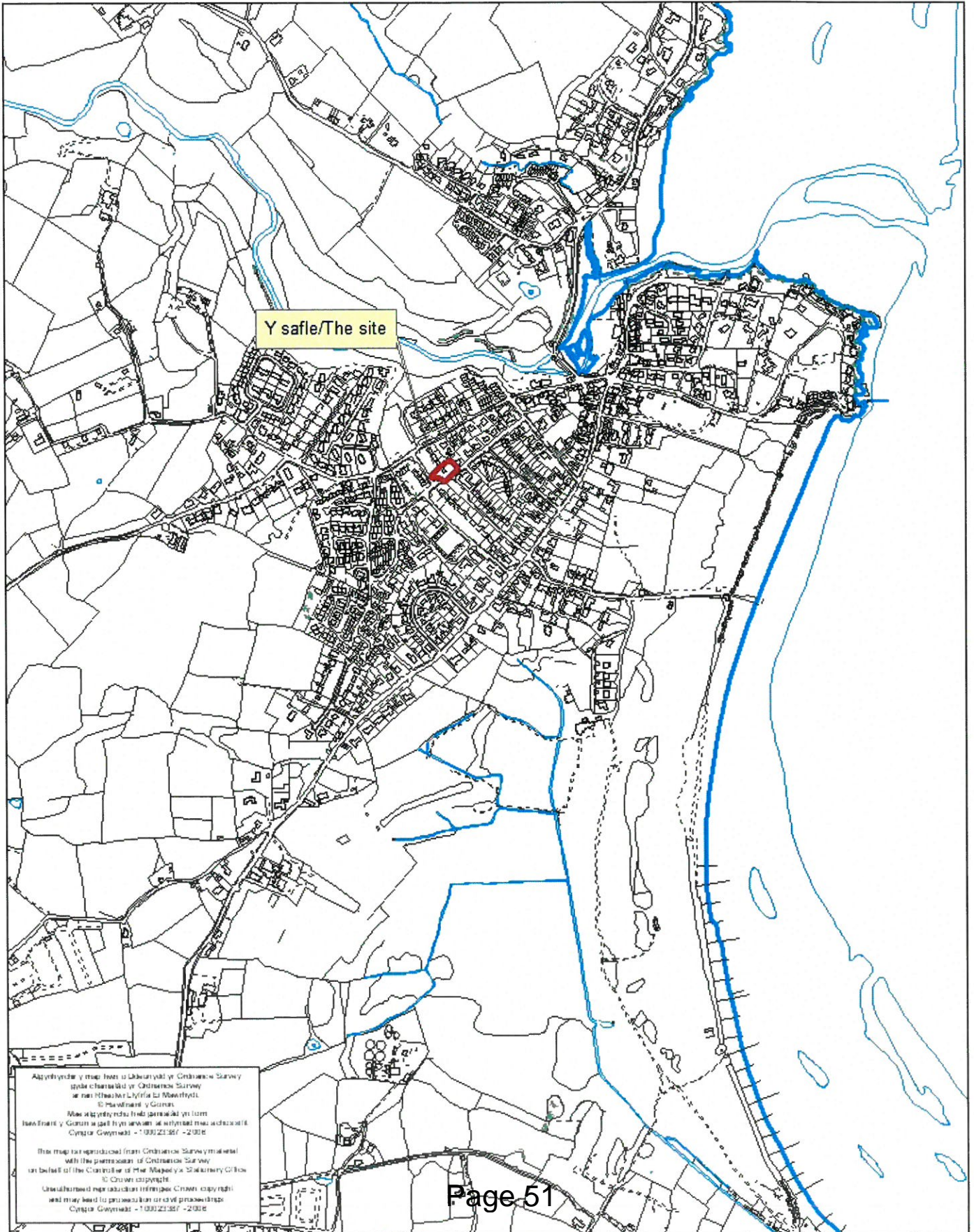
1. Commence within five years.
2. In accordance with the plans.
3. Slates to match
4. Finish to match
5. Gable-end windows (north West) to be opaque

Note: The roof of the extension will not be permitted to be used as a balcony.
Welsh Water Note



Rhif y Cais / Application Number : C18/0865/39/LL

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Location Plan for identification purposes only. Not to scale.



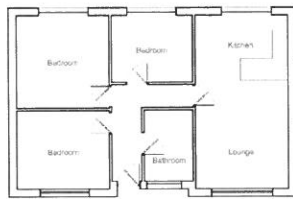


CHESHIRE
Market Court
20-24 Church St
Altrincham
WA14 4DW
0161 929 7622

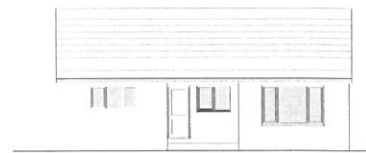
SURREY
100 High St
Esher
Surrey
KT10 9QJ
01372 203 335

4 CAE DU, ABERSOCH
M20 GROUP

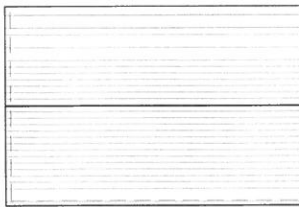
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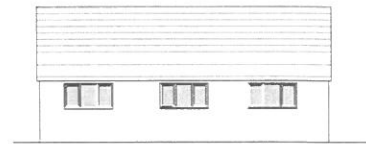
Ground Floor Plan



Front Elevation



Roof Plan



Rear Elevation



Side Elevation



Side Elevation

Cae Du

site plan as proposed

2

3

4

all existing boundary treatments to be retained as existing

line of proposed single storey extension to rear

shaded area indicates existing footprint of existing house

all existing boundary treatments to be retained as existing

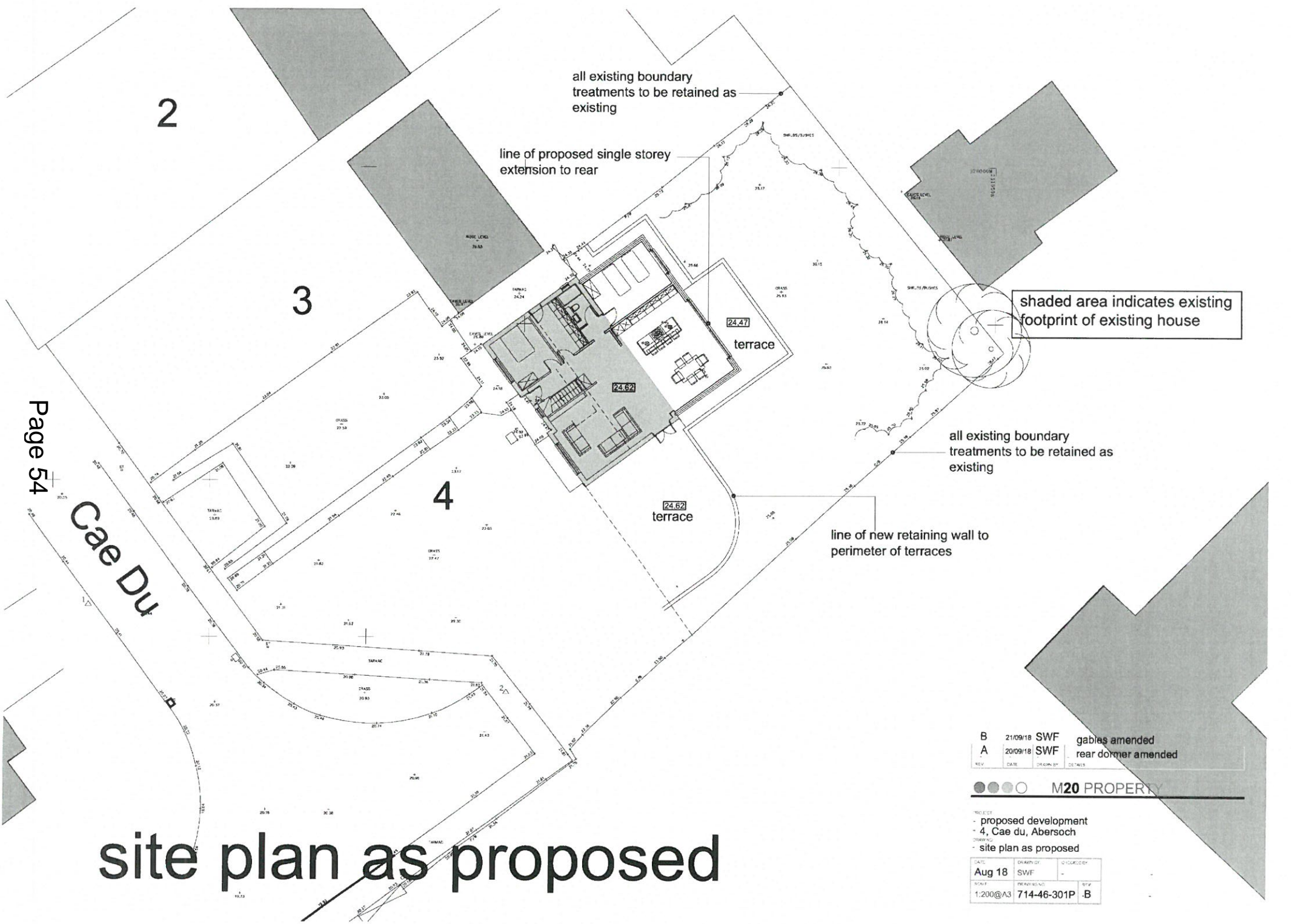
line of new retaining wall to perimeter of terraces

B	21/09/18	SWF	gables amended
A	20/09/18	SWF	rear dormer amended
REV	DATE	DRAWN BY	DETAILS

M20 PROPERTY

- proposed development
- 4, Cae du, Abersoch
- site plan as proposed

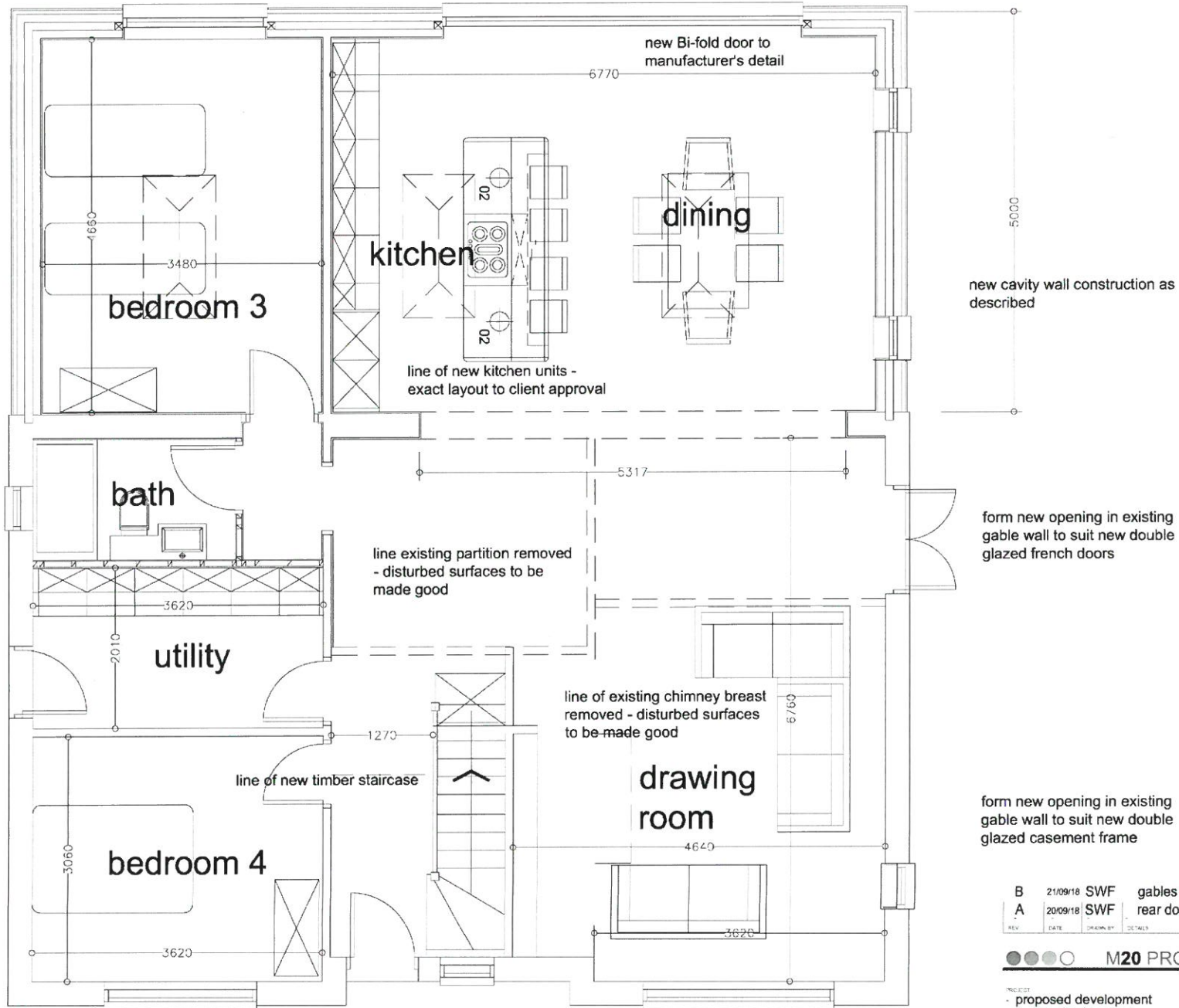
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D.5

Pages 55

form new opening in existing gable wall to suit new door and frame



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A	20/09/18	SWF	rear dormer amended
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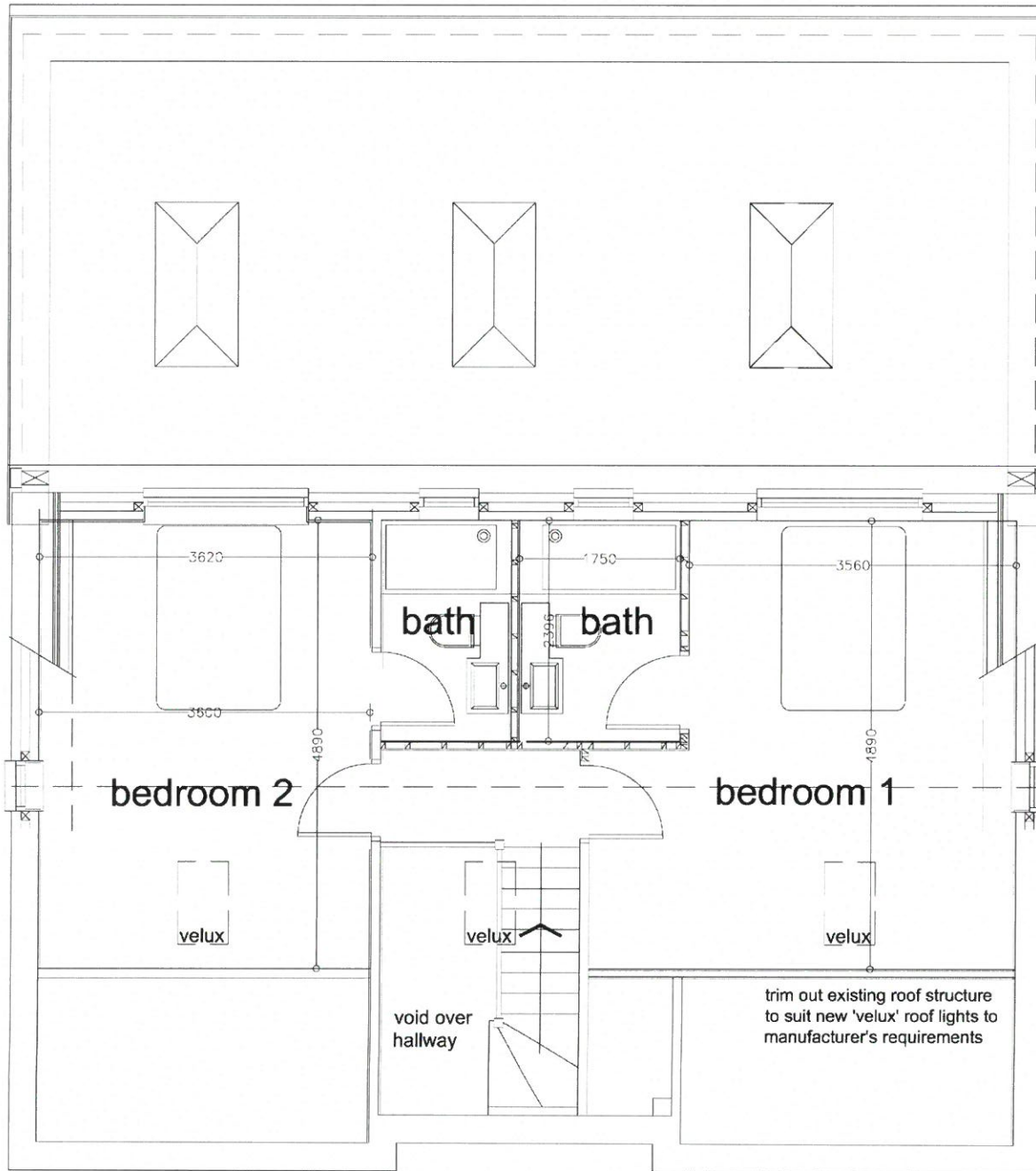
M20 PROPERTY

PROJECT
 - proposed development
 - 4, Cae du, Abersoch

DRAWING
 - conversion - ground floor plan as proposed

DATE	DRAWN BY	CHECKED BY
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ground floor plan as proposed



line of new dormer construction to rear pitch of existing roof

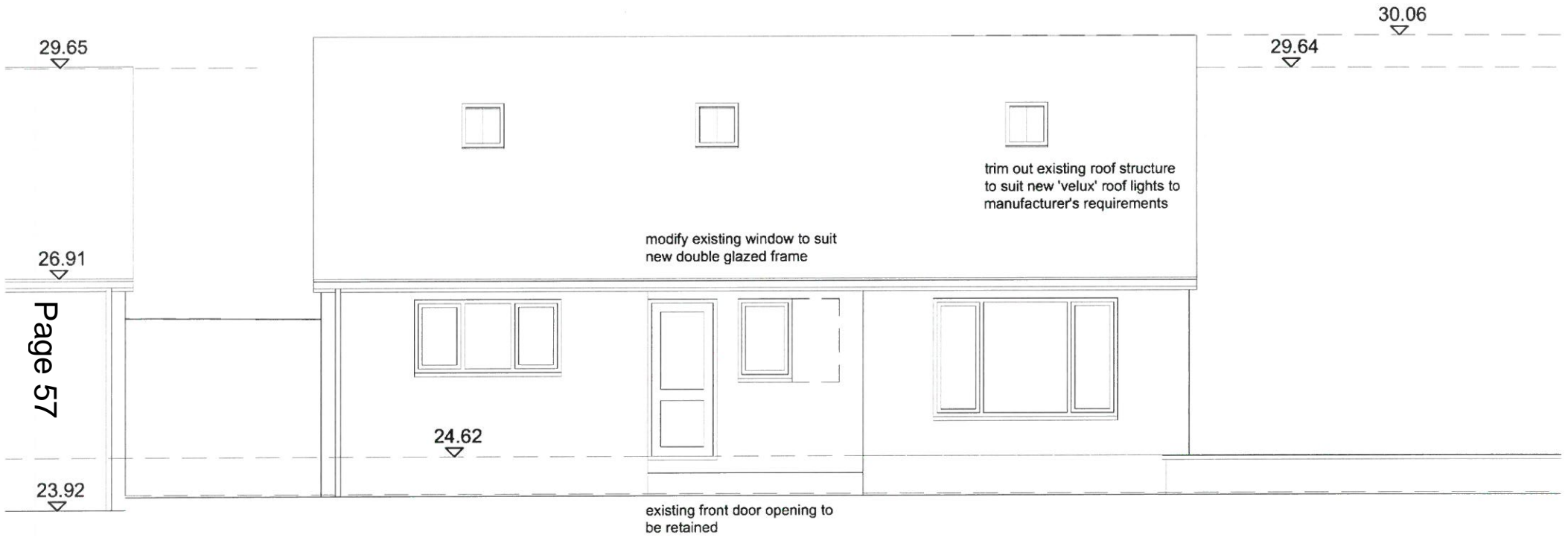
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A	20/09/18	SWF	rear dormer amended
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- PROPOSED
- proposed development
- 4, Cae du, Abersoch
- DRAWINGS
- conversion - first floor plan as proposed

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first floor plan as proposed



front elevation as proposed

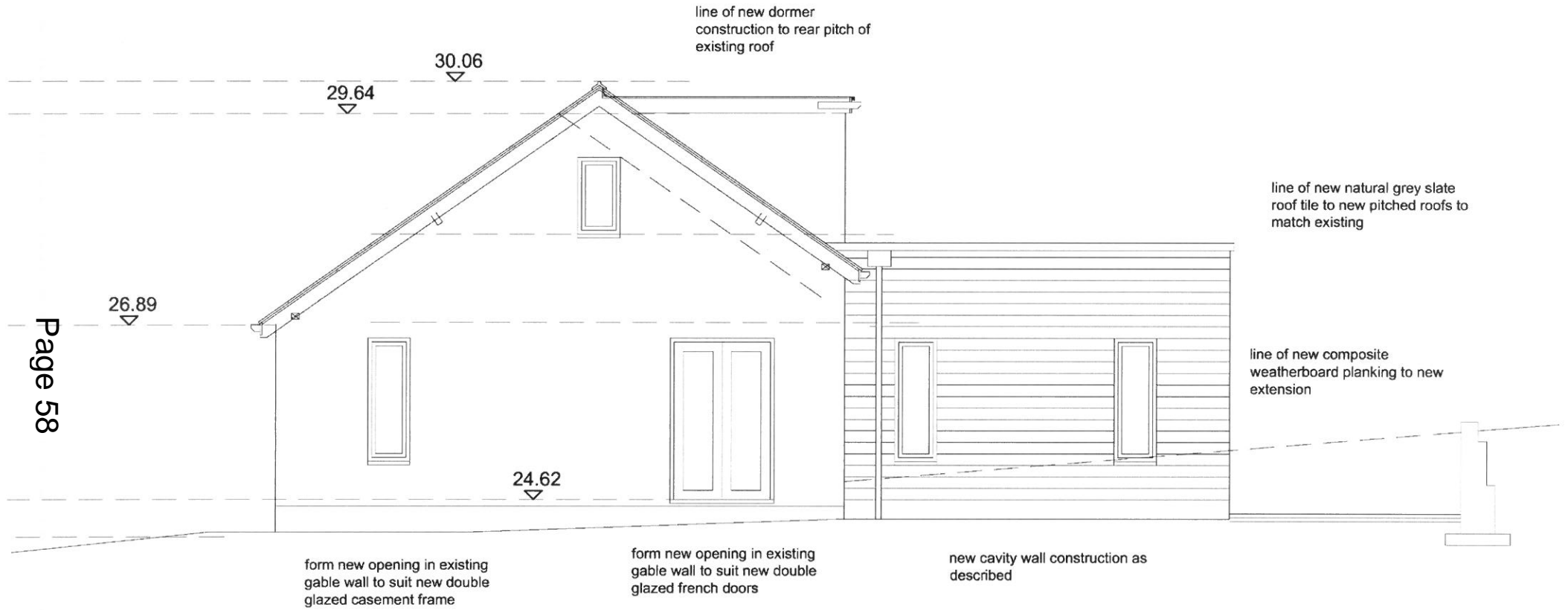
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A	20/09/18	SWF	rear dormer amended
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●●●○ M20 PROPERTY

PROJECT
 - proposed development
 - 4, Cae du, Abersoch

DRAWING
 - extension - front elevation as proposed

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side elevation as proposed

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A	20/09/18	SWF	rear dormer amended
REV	DATE	DRAWN BY	CHECKED BY

M20 PROPERTY

- proposed development
- 4, Cae du, Abersoch
- extension - side elevation as proposed

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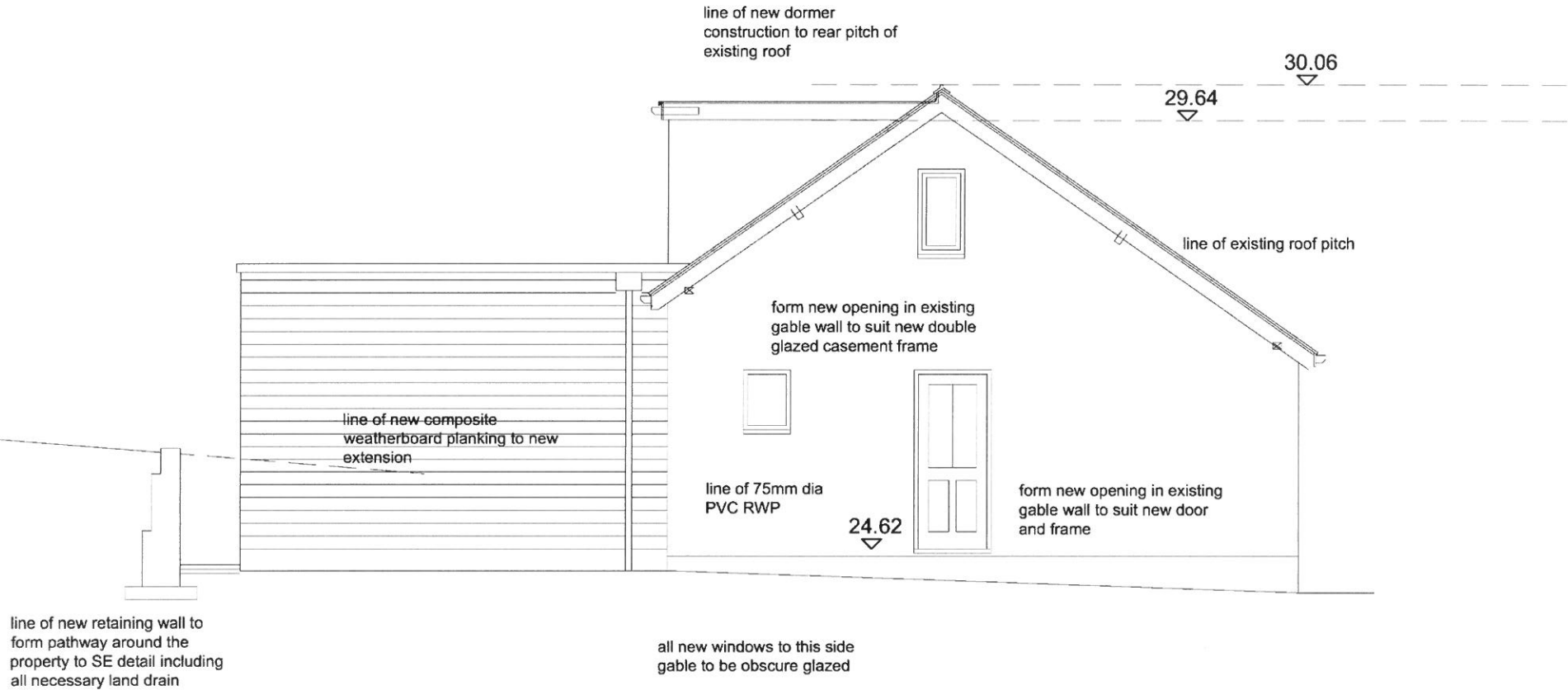
rear elevation as proposed

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A	20/09/18	SWF	rear dormer amended
REV	DATE	DRAWN BY	DETAILS

●●●○ M20 PROPERTY

PROJECT
 - proposed development
 - 4, Cae du, Abersoch
 DRAWING
 - extension - rear elevation as proposed

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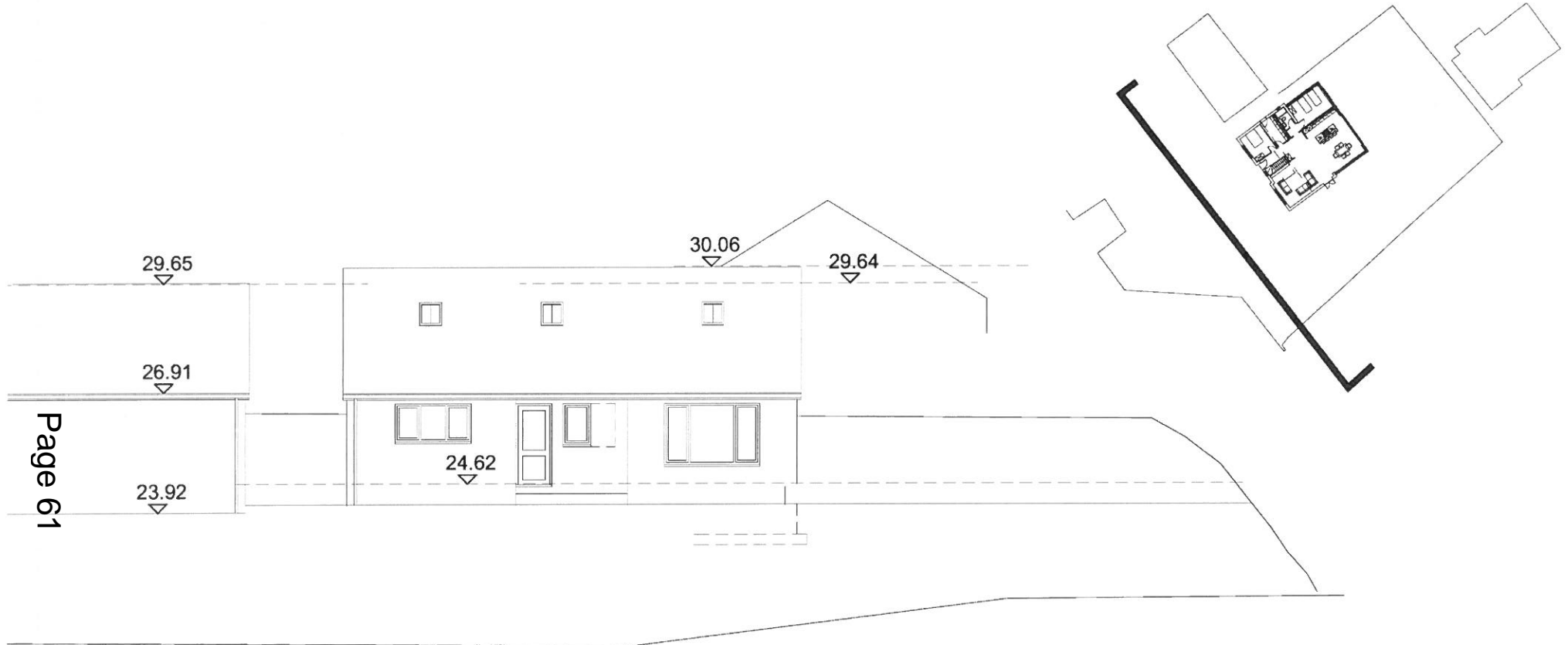


PROJECT
 - proposed development
 - 4, Cae du, Abersoch

DRAWING
 - extension - side elevation as proposed

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side elevation as proposed



Page 61

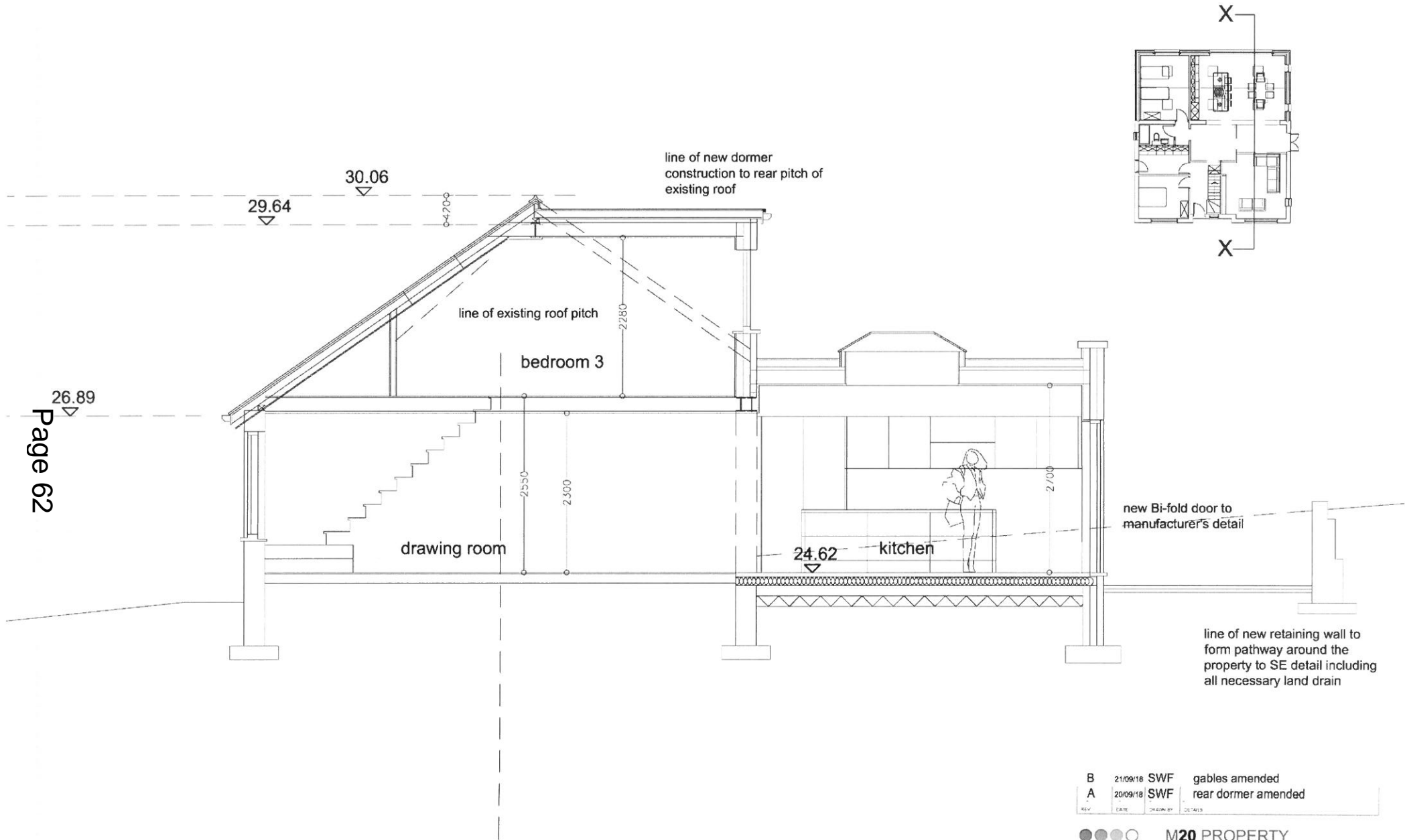
site elevation as proposed

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A	20/09/18	SWF	rear dormer amended
REV	DATE	DRAWN BY	DETAILS

●●●○ M20 PROPERTY

PROJECT
 - proposed development
 - 4, Cae du, Abersoch
 DRAWING
 - extension - site elevation as proposed

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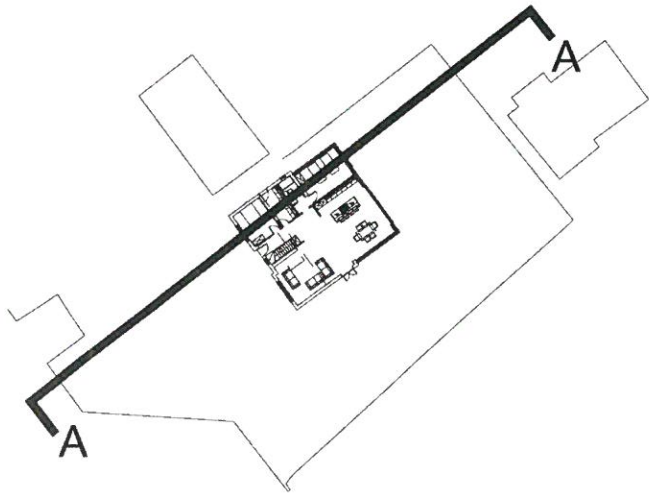
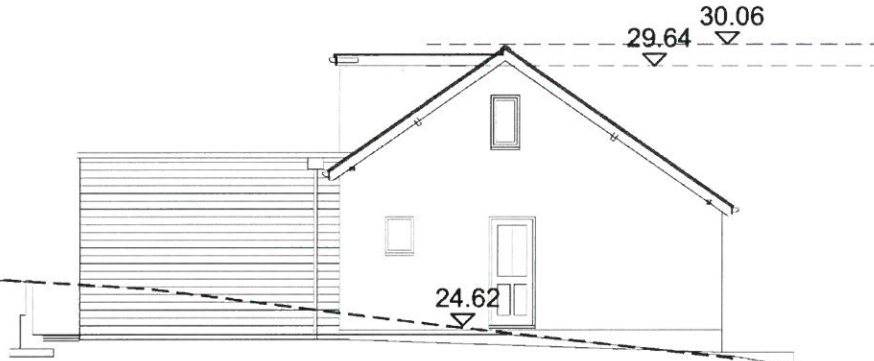
- PROJECT
- proposed development
- 4, Cae du, Abersoch
- DRAWING
- extension - section X-X as proposed

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section X-X as proposed

31.61

Page 63



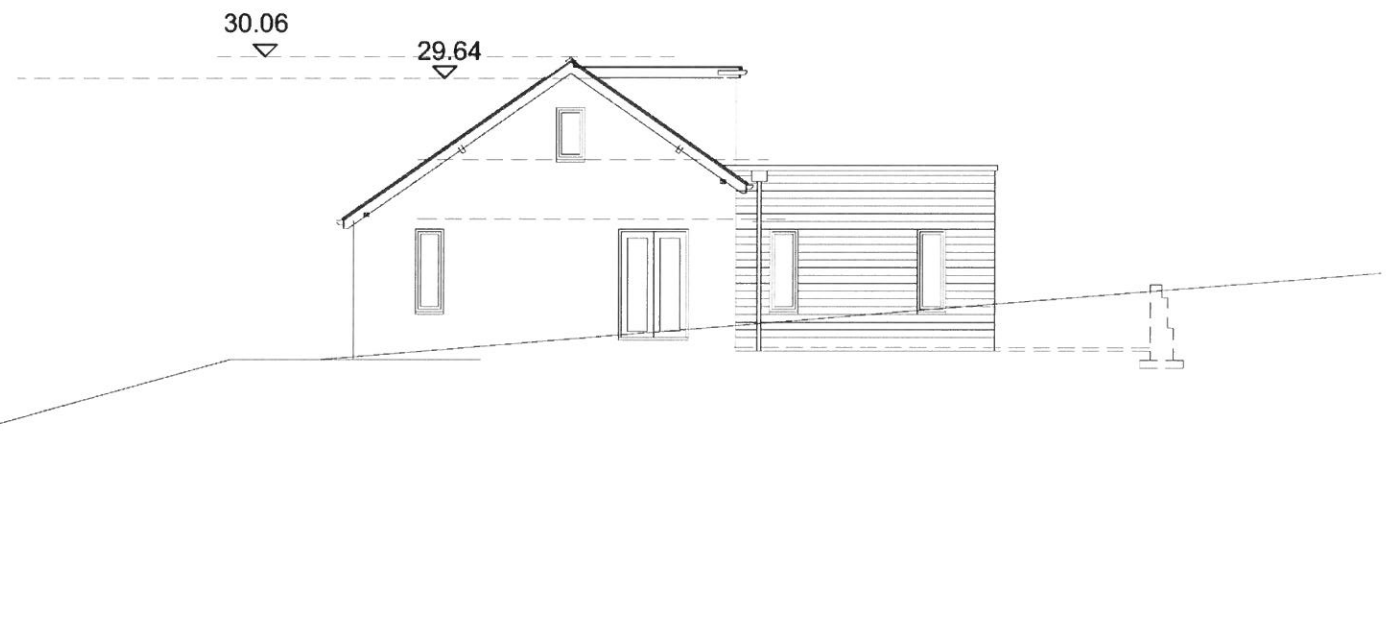
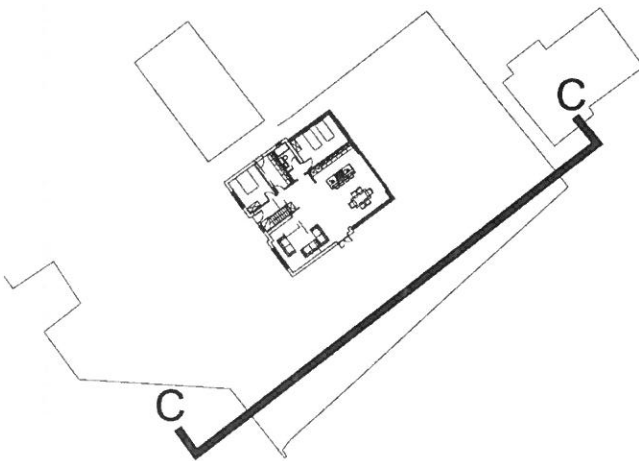
site section A-A as proposed

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A	20/09/18	SWF	rear dormer amended
REV	DATE	DRAWN BY	DETAILS

M20 PROPERTY

PROJECT
 - proposed development
 - 4, Cae du, Abersoch
 DRAWING
 - extension - site section A-A as proposed

DATE	DRAWN BY	CHECKED BY	
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Page 64

site section C-C as proposed

B	21/09/18	SWF	gables amended
A	20/09/18	SWF	rear dormer amended
REV	DATE	DESIGNED BY	DETAILS

●●●○ M20 PROPERTY

- PROJEST
- proposed development
- 4, Cae du, Abersoch
- DRAWING
- extension - site section C-C as proposed

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PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

Number: 4

Application Number: C18/0640/18/LL

Date Registered: 19/07/2018

Application Type: Full - Planning

Community: Llanddeiniolen

Ward: Deiniolen

Proposal: Change of use of former public house into holiday accommodation

Location: The Bull Inn, High Street, Deiniolen, Caernarfon, LL53HU

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

1. Description:

- 1.1 This is an application to convert the derelict The Bull Inn public house in Deiniolen into self-serviced holiday accommodation with eight bedrooms. The development involves a considerable change to the internal layout of the building but there would not be a significant change to the external appearance. The former cellar of the public house will be converted into a bicycle storage area and games rooms.
- 1.2 The Design and Access Statement, that was submitted in support of the application, states that the building was for sale but that there was little interest in purchasing it for its authorised use, namely a public house on the ground floor and a flat, with permission for self-serviced holiday accommodation above. Therefore, it is proposed to convert the whole building into self-serviced holiday accommodation.
- 1.3 The building is located on Deiniolen High Street which is defined as a Service Village by the Gwynedd and Anglesey Joint Local Development Plan.
- 1.4 This application is an amendment of an application that was refused earlier this year on delegated grounds (C18/0382/18/LL) because of the visual detriment that would have been caused by a proposed dormer window and, due to restricted internal arrangements, the fact that the development would not be of "high standard". As a result of a discussion between officers and the developers, the dormer window was removed from the current application and the internal density of the development was reduced from nine to eight bedrooms. The proposal continues to request the use of roof space as part of the development but using velux roof windows rather than a dormer extension.
- 1.5 The decision on this application was deferred at the Planning Committee meeting on 6 November 2018 to allow for the submitted Business Plan to be assessed.

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)**

ISA 2: COMMUNITY FACILITIES
PS 13: PROVIDING OPPORTUNITIES FOR A FLOURISHING ECONOMY
TWR 2: HOLIDAY ACCOMMODATION

PCYFF 2: DEVELOPMENT CRITERIA
 PCYFF 3: DESIGN AND PLACE SHAPING
 MAN 4: SAFEGUARDING SHOPS AND PUBS IN VILLAGES
 TRA 2: PARKING STANDARDS
 TRA 4: MANAGING TRANSPORT IMPACTS
 PS 19: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

2.4 National Policies:

Planning Policy Wales, Edition 9, November 2016.
 TAN6 - Planning for Sustainable Rural Communities
 TAN13 - Tourism

3. Relevant Planning History:

- 3.1 C18/0382/18/LL: Change of use of former public house into holiday accommodation and create a new dormer window at the rear of the property - Refused 11/06/18
- 3.2 C00A/0235/18/LL: Use the top floor to provide self-serviced holiday accommodation - Approved 07/06/00

4. Consultations

Community/Town Council:	Objection - reiterate their observations on the previous application that there is insufficient parking available for a development of this size.
Transportation Unit:	No objection It is likely that use will be on a similar scale to current use and sufficient public parking is available nearby.
Welsh Water:	Requesting a standard condition to ensure that there will be no increase in surface water draining into the sewage system
Natural Resources Wales:	No observations to offer
Public Protection:	Not received
Public Consultation:	A notice was posted on the site and a consultation was held with neighbours. The advertising period has ended and correspondence was received responding to the proposal on the following material planning grounds: <ul style="list-style-type: none"> • Shops and public houses in villages need to be safeguarded. • Lack of evidence that the applicant has advertised the property for a reasonable selling price for a continuous period of 12 months. • Lack of evidence that there is demand for tourism accommodation in the area. • Concern regarding the lack of parking spaces. • Objecting to the dormer extension (<i>this has now been removed from the plan</i>).

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

5. 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 Gwynedd and Anglesey Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 Strategic Policy PS 13 of the LDP aims to facilitate economic growth by supporting many aspects of the local economy including supporting the economic prosperity of rural communities by facilitating growth on an appropriate scale by re-using existing buildings. This proposal would re-use a derelict rural building in order to establish a business venture and, therefore, the proposal meets the principle of this policy.
- 5.3. In addition, policies ISA 2 and MAN 4 seek to protect community facilities such as public houses in villages. However, in this case the public house has been closed since 2016 and it was for sale for over a year (between July 2016 and October 2017) and advertised for a low price (£75,000). Should the public house business be viable, it is believed that it would be reasonable to expect that new managers for the business would have come forward during that period. It must be borne in mind that another public house, namely "The Wellington", is within 20m of this building and therefore, a public house facility would remain on the high street in the centre of the village within easy walking distance to the one that would be lost if this application is approved.
- 5.4 Another fundamental policy consideration is Policy TWR 2 that supports the provision of new holiday accommodation subject to a series of criteria. The policy states that the development of permanent holiday accommodation by converting existing buildings will be supported provided that proposals are of high quality in terms of design, setting and appearance. The following changes have been made to this plan since the previous application was refused :
- remove the proposed dormer window from the rear of the building, and
 - reduce the internal density of the building that would now include eight en-suite bedrooms
- 5.5 In light of these changes, it is believed that there is justification for deeming this development as one of high quality which is consistent with the aims of Policy TWR 2.
- 5.6 In addition to the above, there are five criteria under policy TWR 2 that must be met. Looking at these criteria in turn :
- i. The first criterion refers to accommodation in new buildings and therefore, it is irrelevant to this case.
 - ii. Bearing in mind that this is already a substantially-sized property that had previous use and the potential to cause significant nuisance, it is not believed that there is any doubt that the building could be converted for use of the proposed scale without creating more detrimental impacts to the surrounding area than the previous use. Therefore, it is considered that the scale of the proposed use is acceptable in principle under the second criterion of this policy which requires the scale of the development to be appropriate for the site.
 - iii. This criterion requires the assurance that no loss from the permanent housing stock will result from the development. In accepting that the top floor of the building is available as a flat for the manager of the public house, it is considered that a flat of this type is an integral part of the business and that its loss would

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

not have any impact on the permanent housing stock available for the local community.

- iv. This criterion requires the assurance that there will be no substantial loss from the residential character of the area. This site is in a mainly residential area but it is not considered that a development of this scale would create significant harm to the residential character of the area; indeed, the new use would be more "settlement-like" in nature than use as a public house.
 - v. This criterion requires the assurance that the development does not lead to an excess of such accommodation in the area. There is no evidence that there is an excessive number of holiday accommodation in the Deiniolen area.
- 5.7 Given the above analysis, it is believed that the development meets the requirements of Policy TWR 2 of the LDP.

General and residential amenities

- 5.8 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve 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. In addition, developments are required to:

- Contribute to, and improve, the character and appearance of the site and
- Respect the site and surroundings in terms of their location in the local landscape.

- 5.9 As a result of removing the dormer window from the development, there would be very few changes to the external appearance of the building but velux roof windows will be installed. Additionally, it is believed that the potential to cause detriment to amenities such as noise and disturbance is more likely from the authorised use, such as a public house, than there would be from self-serviced holiday accommodation as is proposed here.

- 5.10 Having considered the above discussion, it is not believed that the proposed development will cause significant harm to the amenities of neighbours compared to the authorised use, and therefore, the proposal meets the requirements of Policy PCYFF 2 and PCYFF 3 of the LDP.

Transport and access matters

- 5.11 The Transportation Unit did not raise any objection to the proposal but an objection was received alleging that there was a lack of local parking spaces. Despite this, in considering the authorised use of the building as a public house, it is not believed that this development would be likely to cause substantially worse difficulties than the authorised situation. The Transportation Unit states that public parking available in car parks and on the street is within reasonable distance to the facility. Therefore, it is believed that the proposal is acceptable under policies TRA 2 and TRA 4 of the LDP that relate to ensuring that developments meet the Council's parking standards and that there would be no harm to highway safety.

Business Plan

- 5.12 A Business Plan was submitted prior to the last Committee meeting and it explains that it is proposed to convert the public house into high quality accommodation for up to 20 guests. The main feature of the plan would be the quality of the accommodation available and all of the rooms would be double rooms with en-suite facilities. There would also be plenty of room in the former cellar to securely store group equipment,

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

such as bicycles or canoes, along with space for socialising. The Business Plan states that there are no similar facilities for large groups and of this quality available locally. The plan includes an analysis of the local market and indicates that it would be possible to ensure a profitable business on the site. The observations of the Council's Tourism Unit on the contents of the plan are awaited.

- 5.13 In terms of planning policy, it should be noted that Policy PS 13 of the LDP does not require a business plan as part of an application for holiday accommodation within a development boundary, however the Draft Planning Guidance on Holiday Accommodation, which is currently in the consultation process, does ask for such a plan for all applications for self-serviced accommodation. It should also be noted, according to the latest figures of the Joint Planning Policy Unit, there are 17 self-service holiday units in Deiniolen ward, which equates to 1.7% of all properties in the ward.

6. Conclusions:

- 6.1 It is considered that the development of self-serviced holiday accommodation in this building would be acceptable in terms of the relevant policies noted above, and it is not considered that it would have a significant adversely harmful impact on the area's amenities or on neighbouring residents. Furthermore, it is considered that the location, design, finish and form of the development is acceptable and in keeping with the context of its location. Having given full consideration to all the relevant planning matters, and all matters raised by objectors, it is considered that the development is suitable for the site and complies with the local and national policies and guidelines noted.

7. Recommendation:

To approve – conditions

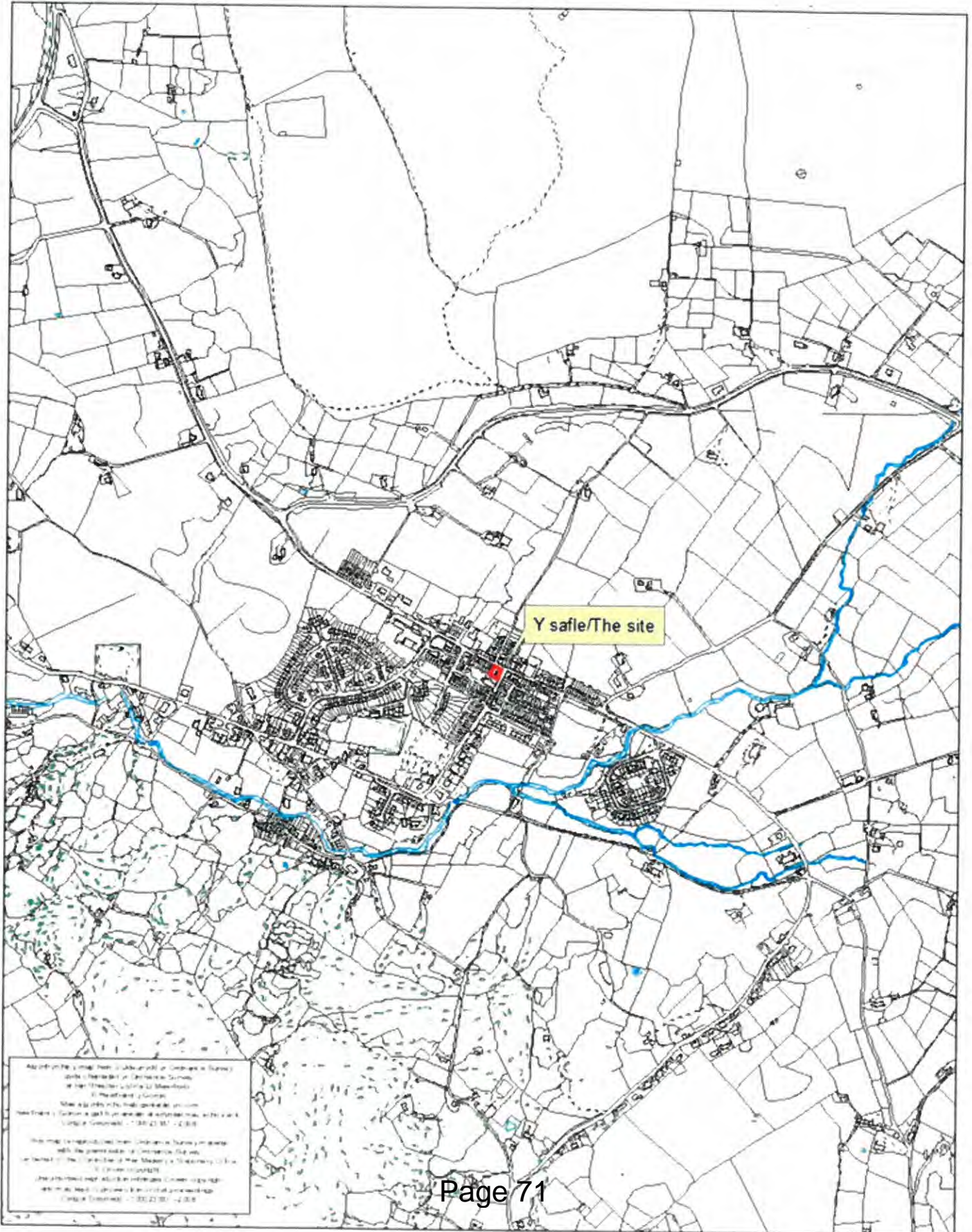
1. Five years
2. Work in accordance with the plans
3. Holiday use only condition
4. Welsh Water Condition

Note: Welsh Water



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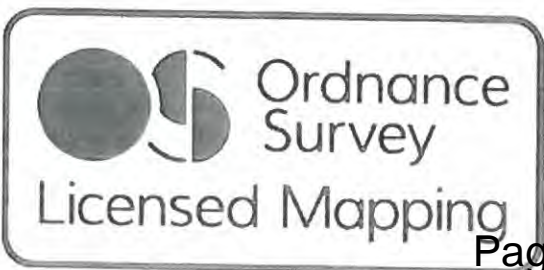
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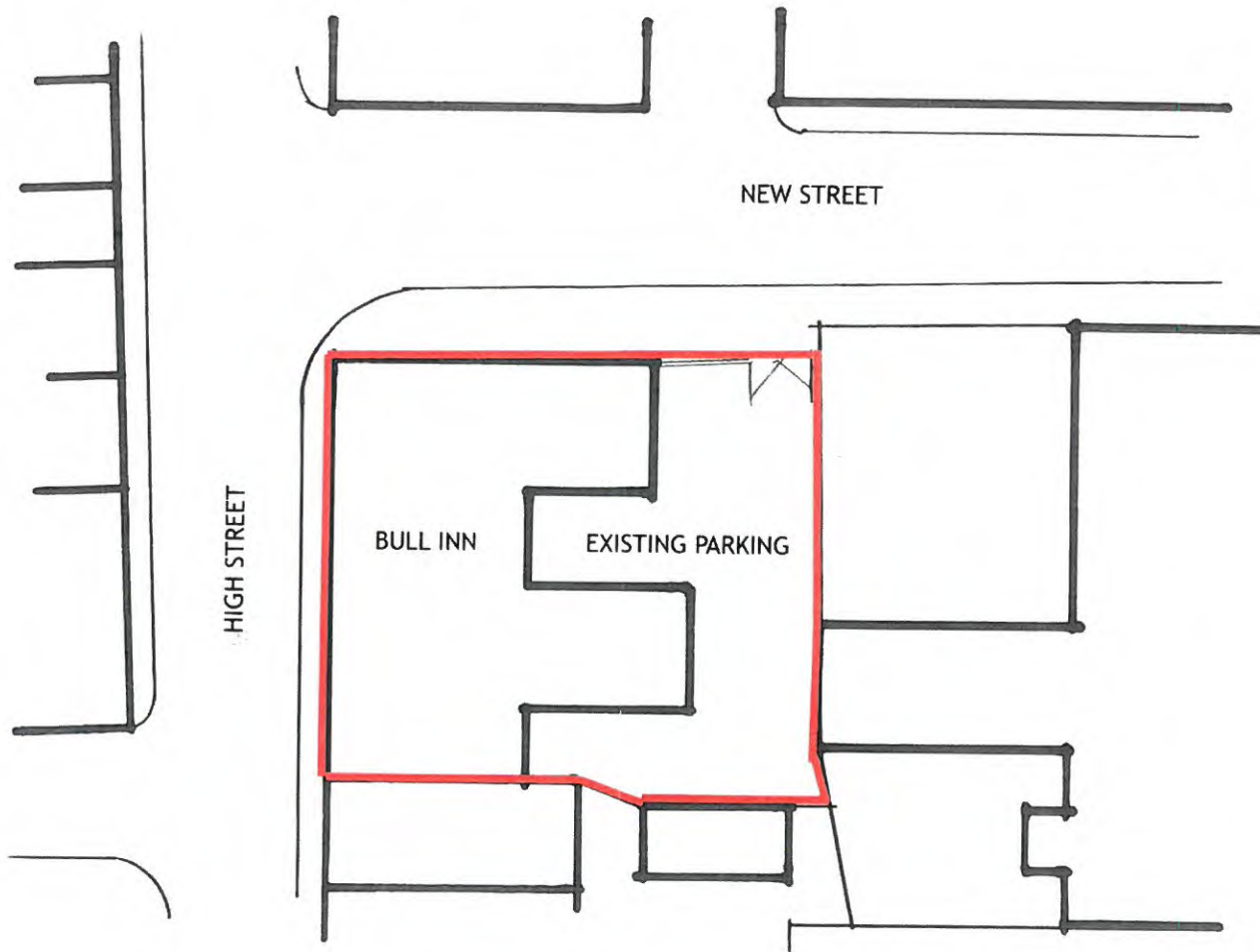


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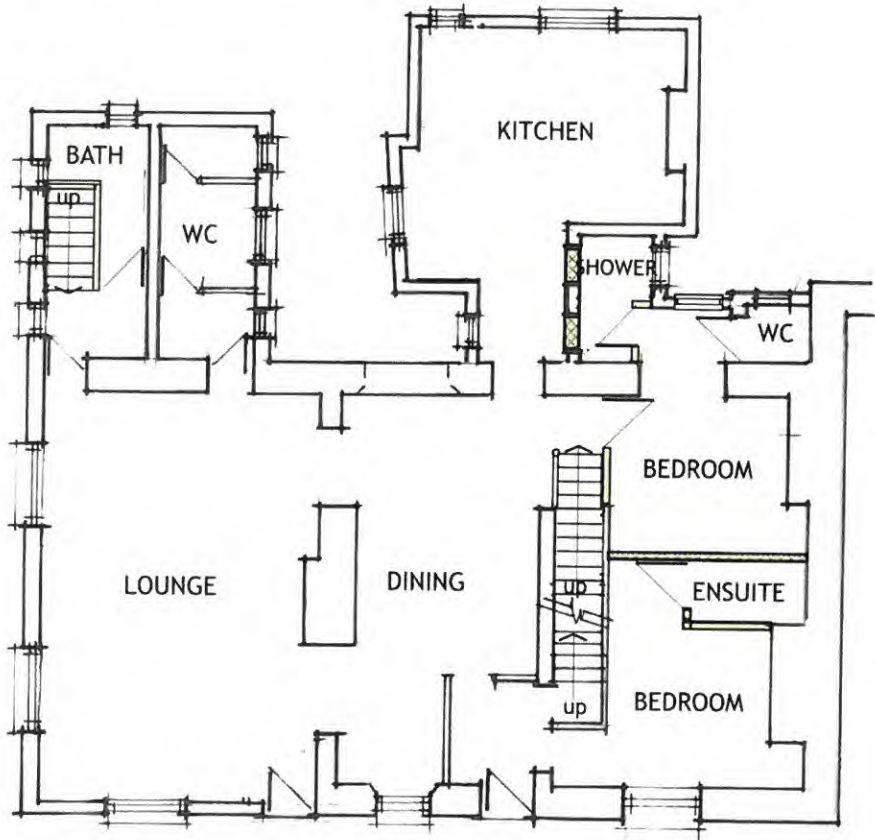
1:200 SITE PLAN

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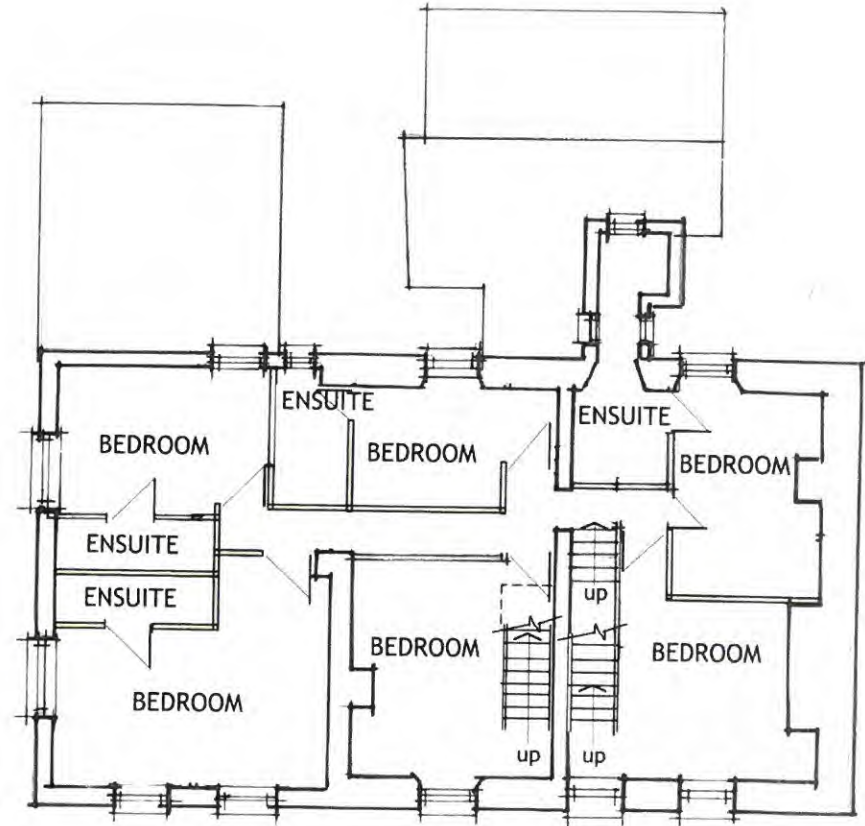
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1:100 GROUND FLOOR PLAN



1:100 FIRST FLOOR PLAN

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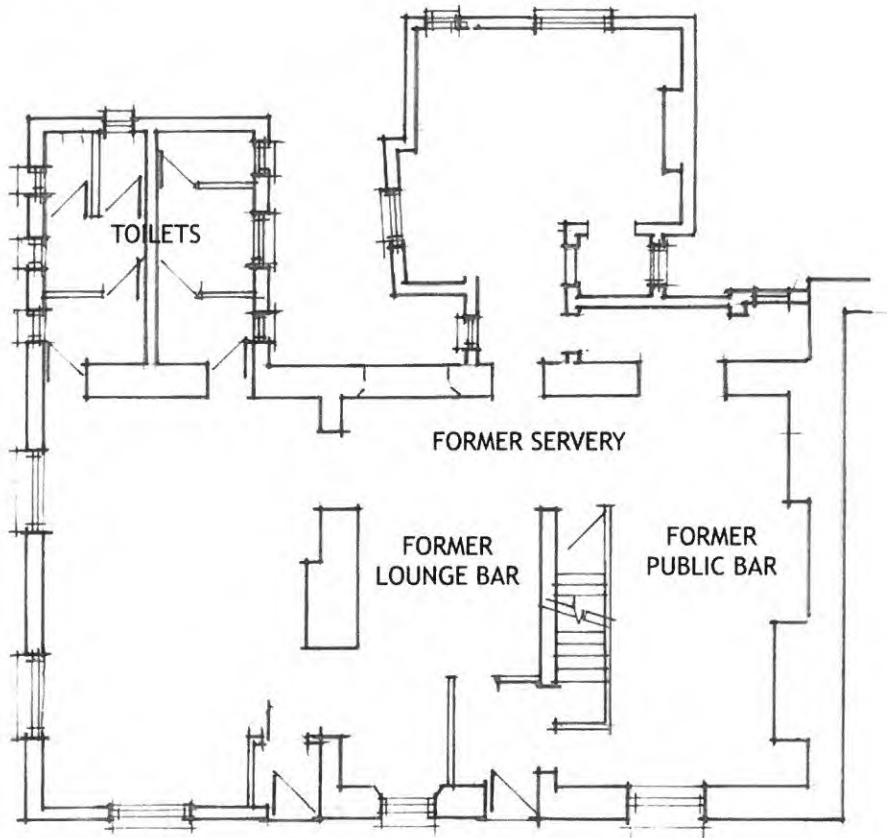
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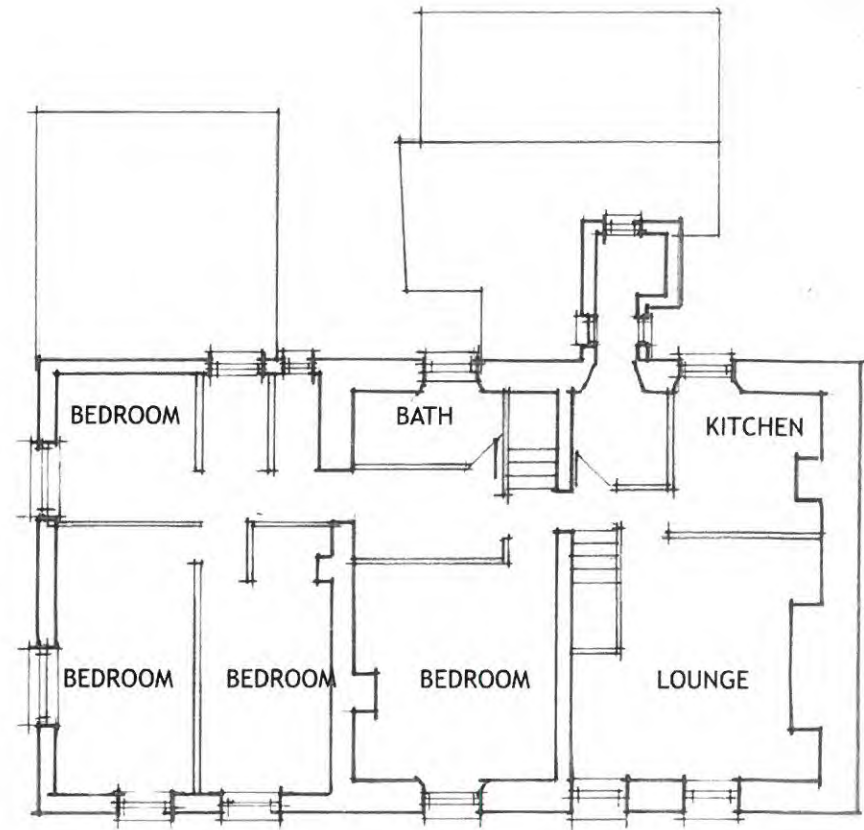
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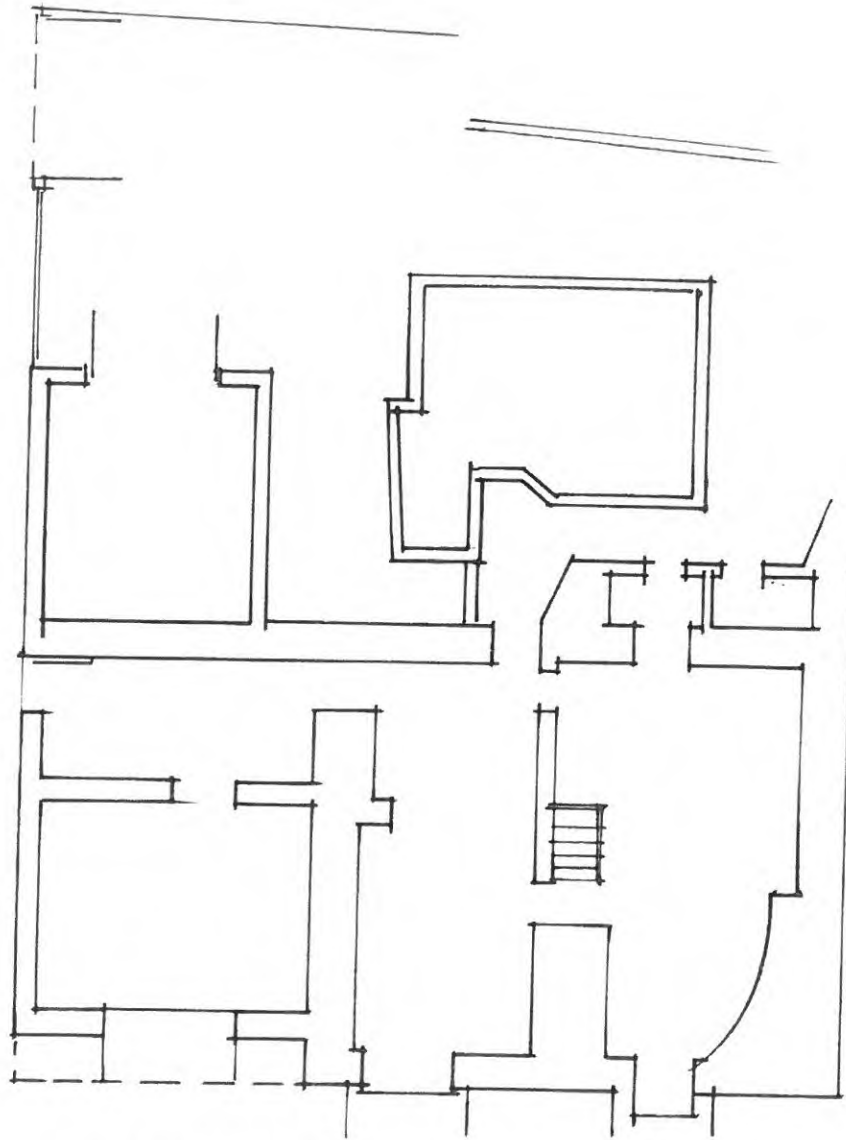


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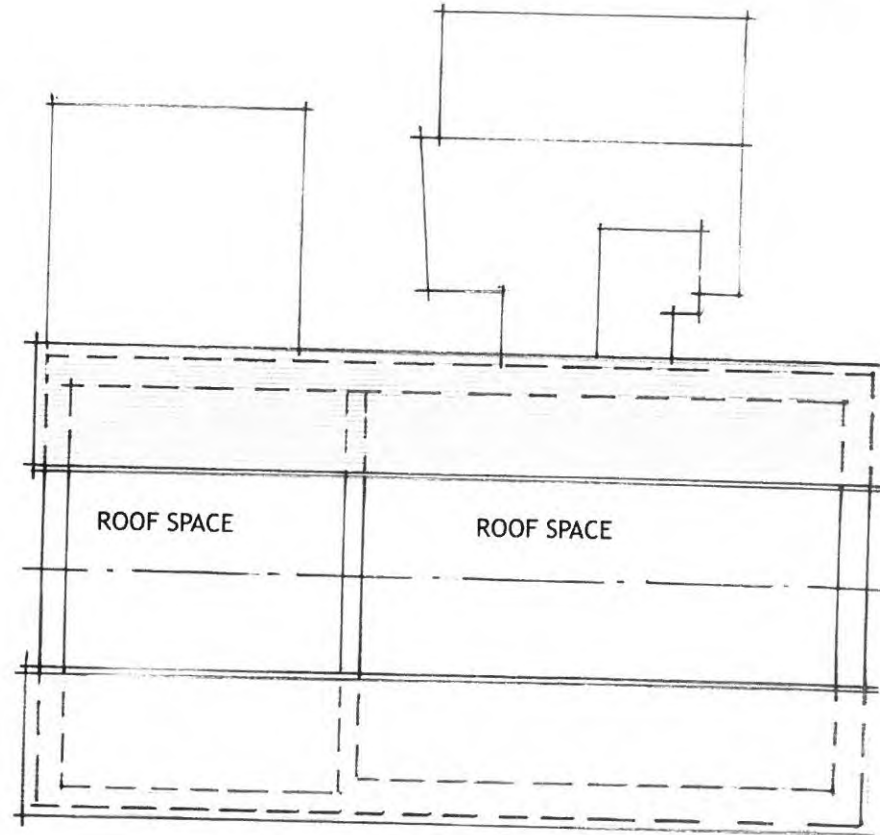


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Page 76

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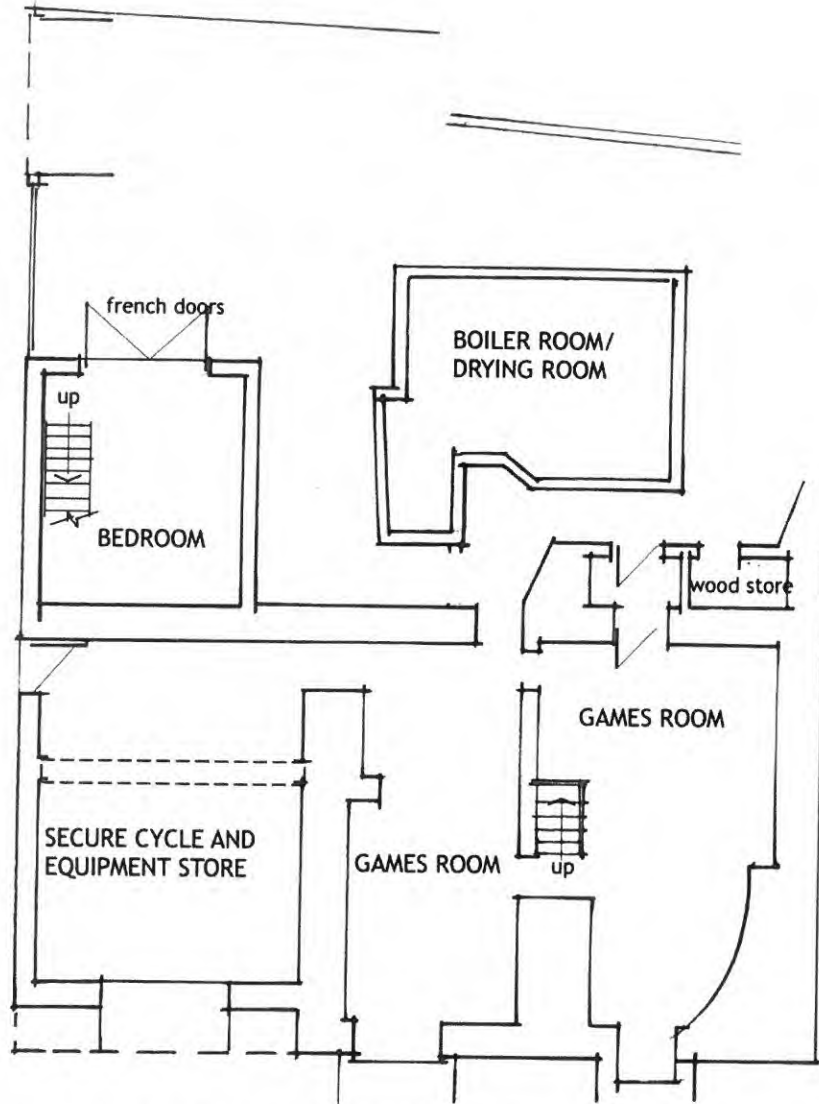
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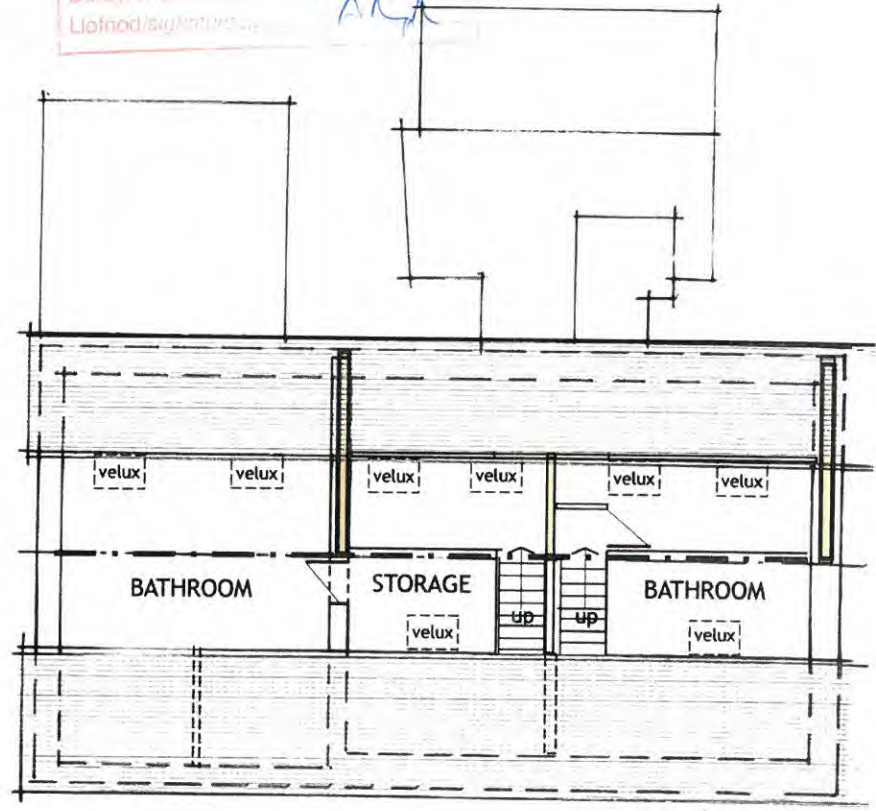
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1:100 SECOND FLOOR PLAN

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Page 77

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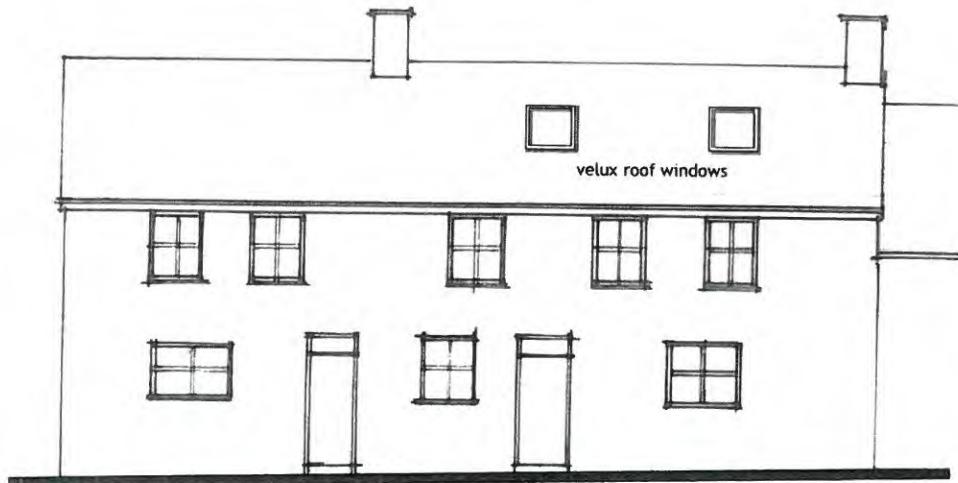
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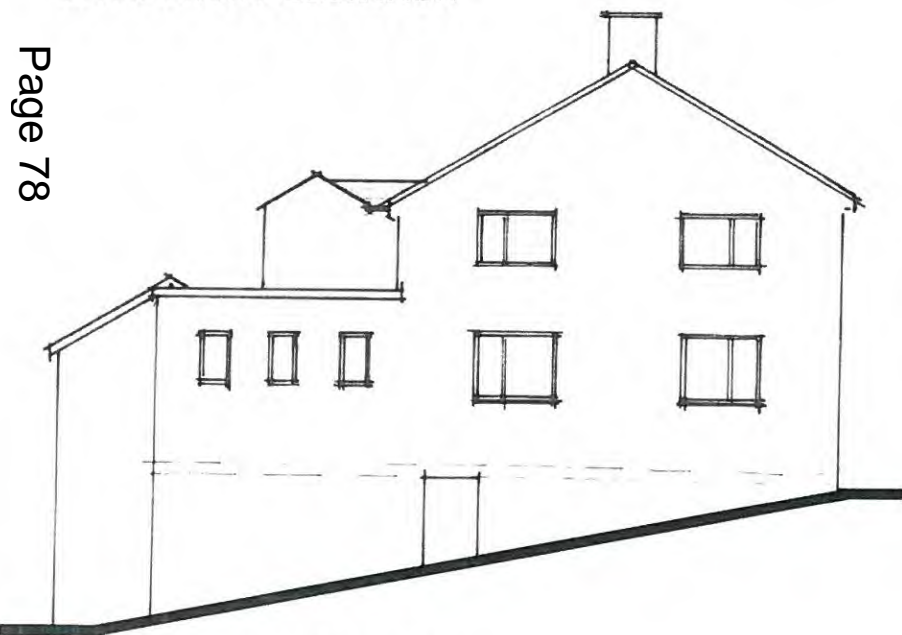
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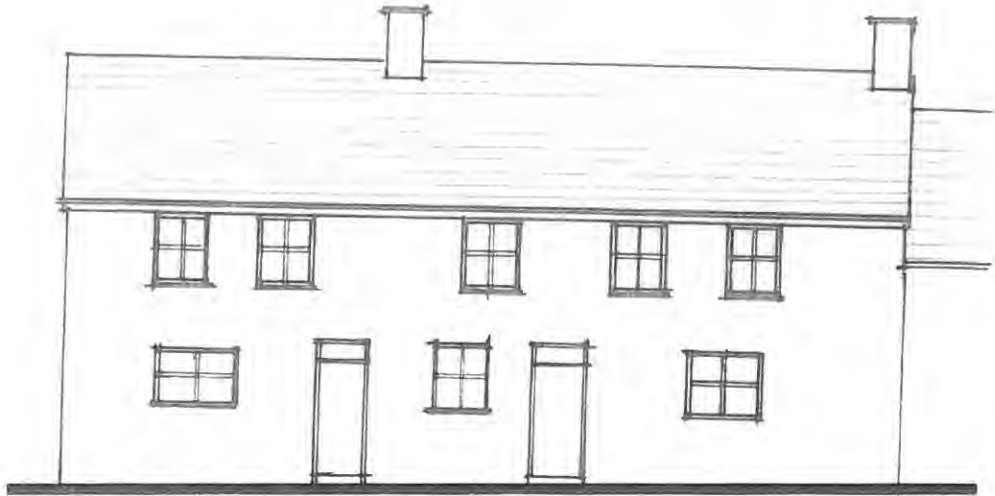
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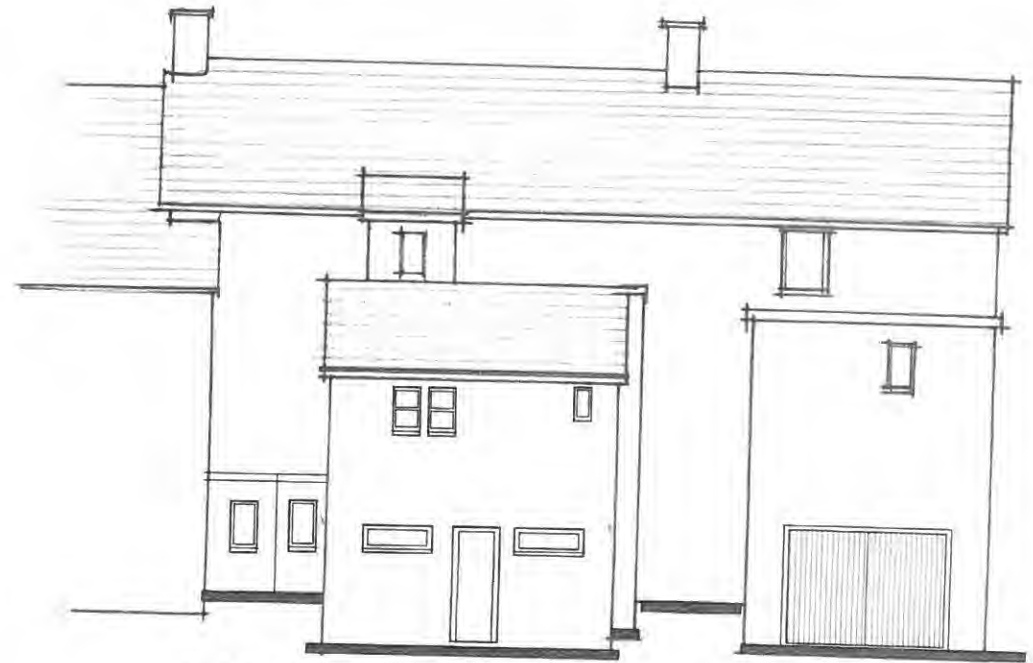


1:100 FRONT ELEVATION

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