



# Complete Agenda

**Democratic Service**  
Council Offices  
CAERNARFON  
Gwynedd  
LL55 1SH

Meeting

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

Date and Time

**4.30 pm, TUESDAY, 17TH JULY, 2018**

Location

**The Chapel, Nant Gwrtheyrn, Llithfaen, Pwllheli, Gwynedd, LL53 6NL**

**\*\* Please note the location \*\***

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(DISTRIBUTED 10/7/18)

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

**MEMBERSHIP**

**Gwynedd Councillors**

**Anwen Davies  
Simon Glyn  
John Brynmor Hughes  
Aled Wyn Jones  
Gareth Williams**

**Others**

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

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

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

# A G E N D A

## 1. CHAIR

To elect a chair for 2018/19.

## 2. VICE-CHAIR

To elect a vice-chair for 2018/19.

## 3. APOLOGIES

To receive apologies for absence.

## 4. DECLARATION OF PERSONAL INTEREST

To receive any declaration of personal interest.

## 5. URGENT ITEMS

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

## 6. MINUTES

4 - 8

The Chair shall propose that the minutes of this committee, held on 20 December 2017, be signed as a true record.

## 7. AONB MANAGEMENT PLAN

9

To consider the report of the Llŷn AONB Service Manager.

## 8. NATIONAL MATTERS

10 - 11

To consider the report of the Llŷn AONB Service Manager.

## 9. PLANNING RELATED MATTERS

12

To consider the report of the Llŷn AONB Service Manager.

## 10. PROJECTS

13 - 14

To consider the report of the Llŷn AONB Projects Officer.

# Agenda Item 6

LLŶN AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE 20/12/17

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## LLŶN AREA OF OUTSTANDING NATURAL BEAUTY JOINT ADVISORY COMMITTEE 20/12/17

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### Present:

Sian Parri (Tudweiliog Community Council) (Chair)  
Councillor Gareth Williams (Gwynedd Council) (Vice Chair)

**Members:** Eirian Allport (Clynnog Fawr Community Council), Noel Davey (Campaign for the Protection of Rural Wales) John Gosling (Abersoch and Llŷn Tourism Partnership), Jina Gwyrfai (Llanaelhaearn Community Council), T. Victor Jones (Llanbedrog Community Council), Sianelen Pleming (Pistyll Community Council), Hedd Rhys (NFU Cymru), Gillian Walker (Cyfeillion Llŷn) and Gruffydd Williams (Nefyn Town Council).

**Officers:** Bleddy P. Jones (Llŷn AONB Service Manager), Elin Wyn Hughes (Llŷn AONB Projects Officer), Wyn Williams (Countryside and Access Manager) and Bethan Adams (Member Support Officer).

**Apologies:** Councillors Anwen Davies, John Brynmor Hughes and Aled Wyn Jones (Gwynedd Council), along with Brett Garner (Llŷn Fishermen's Association), Laura Hughes (National Trust) and Alun Price (Natural Resources Wales).

### 1. ELECTION OF CHAIR

**RESOLVED to elect Sian Parri as Chair for 2017/18.**

### 2. VICE-CHAIR

**RESOLVED to elect Councillor Gareth Williams as Vice-chair for 2017/18.**

### 3. DECLARATION OF PERSONAL INTEREST

Councillor Gruffydd Williams (Nefyn Town Council) declared a personal interest in item 5 on the agenda 'Urgent Matters', as he was a member of Gwynedd Council's Planning Committee. The Member was of the opinion that it was a prejudicial interest, and he withdrew from the room during the discussion on the item.

### 4. URGENT ITEM

The AONB Service Manager noted that an amended application on the site of 'The Shanty, Abersoch', had been submitted to the Planning Service (application no. C17/1024/39/LL). Members were reminded that the Joint Committee had discussed the original application at the previous meeting on 6 September 2017 and had submitted the below observations to the Planning Service:

- That the Llŷn AONB Joint Advisory Committee objected to the application on the following grounds:
  - The proposal would be an over-development of this prominent site with a substantially larger footprint than the present dwelling.
  - The development would be intrusive.

- That the Joint Advisory Committee was concerned about the cumulative impact of such developments on the AONB.

He noted that the original application had been refused by the Planning Committee on 25 September 2017.

He reported that the Planning Committee at its meeting on 18 December had postponed the decision on the amended application in order to give the Joint Committee the opportunity to submit observations about the application.

It was noted that the size of the house in the proposal had been reduced, a garage was no longer part of the amended application and there would be more vegetation around the development as it was smaller. He noted that he had submitted observations to the Planning Service about the application on behalf of the AONB Unit, in accordance with procedure. He explained that, as a chartered planner, he was qualified to submit observations on planning applications.

He noted that he had submitted observations on the application about the matters concerning the impact on the AONB and that he was of the opinion that:

- A commendable effort had been made to try to design the building so that it would be in keeping with the unique site on the end of the Peninsula and that the design standard was higher than that of the buildings on either side which were more urban and lacking in character;
- That the materials on the whole were appropriate for the coastal setting;
- Having weighed up the details of the application, that the proposal would not affect the AONB.

He highlighted that the AONB Unit had submitted observations expressing concerns about a number of applications to demolish and rebuild in the Abersoch area, for example, the Harbour Hotel, White House Hotel and Blaen y Wawr, but that the applications had nevertheless been approved.

He drew members' attention to the plans and pictures of the development that had been displayed at the meeting, stating that one plan showed the difference between the original application and the amended application. He stated that a representative from Cadnant Planning (the agent for the application) was in attendance and that she would respond to members' questions. Members were given an opportunity to look at the plans and pictures.

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

- Although the size of the house had been reduced, there was still concern as it was over three floors with extensive use of glass on a prominent site;
- That the house was larger than the original house and the proposed house would not be in the exact same location as the existing house;
- Concern about the cumulative effect of such developments on the area;
- Historic buildings needed to be protected and the proposal would be an over-development of the site with an incongruous design;
- Approving the application would set a precedent.

In response to the members' observations, the representative from Cadnant Planning noted:

- The house would take up 25% of the site's area with the rest of the land available for effective landscaping. Some other houses in the area took up approximately 60% of their site with less land available for landscaping;

- The house had been reduced by 25% compared to the original application;
- The AONB safeguarding policy did not state that a different design contravened policy;
- That the proposed house was within the development boundary and had a layered design in order to blend in with its site;
- The principle of the proposal was acceptable;
- The size of the proposed house was approximately two or three times the size of the existing house, but that it would only take up 25% of the site.

A member noted that a meeting of the Joint Committee should be called when a large planning application was submitted in the AONB so that members were given the opportunity to consider it before the Llyn AONB Service Manager sent observations to the Planning Service.

In response, the Llyn AONB Service Manager noted that he was employed by Gwynedd Council and, in accordance with the service agreement, he had submitted observations on the application to the Planning Service. He emphasised that his role was different from that of the Joint Committee. He noted that the planning application under consideration was a new application and that there had not been a meeting of the Joint Committee during the consultation period on the application.

In response to members' observations about planning policies, the Llyn AONB Service Manager stated that the Joint Committee's role was to consider the visual impact of a development on the landscape and coastline of the AONB.

**RESOLVED to submit the following observations for the attention of the Planning Service in relation to the planning application of 'The Shanty, Abersoch' (application no. C17/0124/39/LL):**

- Despite acknowledging that the plan has been amended since the previous application, the Llyn AONB Consultative Committee continue to object to the application on the grounds that:
- The proposal would be an over-development of this prominent site with a substantially larger footprint than the present dwelling.
  - The development would be intrusive.

## 5. MINUTES

The Chair signed the minutes of the previous meeting of this Joint Committee held on 6 September, 2017, as a true record, subject to amending the attendance in the English version to state that Brett Garner represented "*Llyn Fishermen's Association*".

## 6. AONB MANAGEMENT PLAN

The Llyn AONB Service Manager submitted the report, stating that in the meeting of the Joint Committee on 6 September 2017 a decision had been made to accept the amended draft of the AONB Management Plan as a basis for public consultation. He reported that the public consultation had taken place between 2 October and 10 November.

The members were guided through Appendix 1 of the report which contained a summary of the main observations received, the observations of the AONB Service and a recommendation to change the plan or not.

Individual members noted the main observations below in relation to the observations received as part of the public consultation:

- Would it be possible to use a different wording from Brexit, either 'leaving the European Union' or a Welsh spelling?
- 6.3 - That the fence at Bwlch yr Eifl was visually impacting the AONB. It was in an open access area and went directly to the Tre'r Ceiri defensive wall. Did not understand how a fence was allowed to be installed;
- 6.3 - That reference should be made to the work of installing cables underground that had already been completed at Bwlch yr Eifl in the Plan;
- 6.7 - That touring caravan sites were overpopulating their sites and, because of a shortage of enforcement staff at the Council, it was difficult to police. The need to screen caravan sites to reduce the visual impact;
- 12.2 - With regards to extending the tourism season in the area whilst being environmentally sustainable and protecting the environment, the need for promotion that was sustainable to the Welsh language, and making the language a selling point for the area. It had to be acknowledged that tourism, albeit a positive thing, had had a negative impact on the Welsh language in the area;
- 12.6 - That signs should direct people to the AONB from the A55 as part of the Wales Roads Programme to make people aware of the area;
- 12.6 - It should be ensured that Ffordd y Glannau that would begin at Aberdaron and end in St David's as part of the Wales Roads Programme was not promoted to the detriment of other parts of Pen Llŷn;
- 13 - The multi-use access-for-all path from Nefyn to Nefyn Headland needed to be promoted;
- 13.3 - Would it be possible to state what was noted in the Council's Rights of Way Improvement Plan in the Management Plan to reinforce paragraph 13.11.2 especially in relation to priorities;
- 13.4 - That the observation by Natural Resources Wales was fairly negative towards a group of volunteers carrying out the work, stating that it would not be sufficient to prevent the loss of important parts of the network. It should be noted that the work of volunteers further benefited the network not only from a health and Welsh language perspective;
- Would it be possible to include a more detailed map of the AONB in the Plan?

In response to the above, the officers noted:

- It would be possible to not use the word Brexit in the Welsh version;
- As regards the fence on Bwlch yr Eifl, enquiries had been made to Natural Resources Wales and further enquiries would be made;
- In accordance with the recommendation, more information would be provided about laying cables underground in paragraph 6.92 of the Management Plan, and a reference to the fence would be added;
- It was suggested in the Plan that a survey of the area's caravan parks be carried out in 2019 and that monitoring needed to be strengthened;
- Attention to be given to the Welsh language matters raised in a Welsh language study intended to be conducted in 2019;
- That the Wales Roads Programme include new signs as part of the Plan;
- It was recommended that information be included about the Wales Roads Programme in the Plan rather than promoting it. The matter could be a possible item in the agenda for a future Joint Committee meeting in order to present more information;
- It was recommended that an additional action be included, which would refer to the creation of new link pathways to open access land and raising awareness digitally and through Llygad Llŷn;

- Information was included to reinforce what was noted in the Council's Rights Of Way Improvement Plan in paragraph 13.11.2 of the Plan;
- That consideration should be given to including a more detailed map of the AONB in the Plan.

A member enquired as to the latest with the Landscapes of the Future review and the funds mentioned that would be available to the AONB. In response, the Llŷn AONB Service Manager noted that collaboration had taken place between the National Parks and AONB, areas of work had been identified and some money put aside but no action had so far been taken.

The member stated that a letter should be sent to Welsh Government to seek confirmation of the situation.

A member noted that he would raise the matter at a meeting in January, which Visit Wales would attend. A member added, if a letter were to be sent, a copy should be sent to Siân Gwenllian AM who was a member of the Assembly's Environment Committee.

The Llŷn AONB Service Manager confirmed that he would send a letter on behalf of the Joint Committee.

The Llŷn AONB Service Manager stated that a succinct version of the Plan would be submitted to the Joint Committee for members to provide observations. He stated that observations had been received from the Council's Leadership Team after the agenda was distributed, noting that "... there was a need to add a note to the plan stating that this could be completed within the current resources but that, if the situation were to change, it would have to be revisited". It was recommended that a sentence be added under actioning to state that success in carrying out the Plan depended on budget and that the situation could change.

The Chair expressed her appreciation of the work of the Llŷn AONB Service Manager and the Llŷn AONB Project Officer in relation to the Plan.

**RESOLVED:**

- (i) that the Llŷn AONB Service Manager incorporates the observations of Members, and recommendations noted in Appendix 1 and the observations of the Leadership team in the Management Plan;**
- (ii) to submit the Management Plan for the attention of the Cabinet Member for the Environment, recommending that the Council adopt it.**

The meeting commenced at 4.30pm and concluded at 6.10pm.

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CHAIR

# Agenda Item 7

<b>MEETING</b>	Llŷn AONB Joint Advisory Committee
<b>DATE</b>	July 17 <sup>th</sup> 2018
<b>TITLE</b>	AONB Management Plan
<b>PURPOSE</b>	Inform members
<b>AUTHOR</b>	Llŷn AONB Officer
<b>ACTION</b>	None

## 1.0 INTRODUCTION

- 1.1 During 2015-2017 work proceeded on reviewing the Llŷn AONB Management Plan. The Plan needed to be revised to conform with the responsibilities of Gwynedd Council in respect of the AONB, as set out in the 2000 Countryside and Rights of Way Act (CRoW Act).
- 1.2 At the JAC meeting held on December the 20th 2017 the comments received during the consultation period were considered and decisions were made on final changes to the Plan.

## 2.0 ADOPTION

- 2.1 The final changes were incorporated into the Plan at the beginning of the year. The Plan then needed to be formally adopted by Gwynedd Council (because the responsibility for preparing and publishing the Plan lies with the Council). This was done through the delegated process by the Environment Cabinet Member rather than reporting to a committee.
- 2.2 Following this images needed to be added to the Plan and final checks and proof reading before sending it to the printers. A limited number of copies will be printed and an electronic version will be available on the AONB website.

## 3.0 THE NEXT REVIEW

- 3.1 Natural Resources Wales, which coordinates national AONB work, has started work on producing new guidelines for the next Management Plan review.
- 3.2 There have been numerous developments recently which will have an influence on the Plan and it appears that there will be changes to the process and possibly there will be higher status to the Plans. A staff workshop is being organised by NRW soon and further information will be made available.

## 4.0 RECOMENDATION

- 4.1 To accept the information.

# Agenda Item 8

<b>MEETING</b>	Llŷn AONB Joint Advisory Committee
<b>DATE</b>	July 17 <sup>th</sup> 2018
<b>TITLE</b>	National Matters
<b>PURPOSE</b>	Inform members
<b>AUTHOR</b>	Llŷn AONB Officer
<b>ACTION</b>	None

## 1.0 INTRODUCTION

- 1.1 This report provides information on the review of designated areas (AONBs and National Parks) in Wales and recent developments.

## 2.0 NATIONAL LANDSCAPES – REALISING THEIR POTENTIAL

- 2.1 A few years ago Welsh Government commissioned a review of designated landscapes. A Panel, under the chairmanship of Professor Terry Marsden, were appointed to undertake the work. The Panel undertook extensive consultation with a wide range of stakeholders as part of the process and published their final report in the summer of 2015.
- 2.2 The final report - “National Landscapes – realising their Potential” included a detailed analysis of the existing situation and identified opportunities and constraints. The report also contained a total of 69 recommendations for action relating to principles, purposes, vision, governance, management, relationship with other bodies, planning, participation and resources.

## 3.0 FUTURE LANDSCAPES WALES

- 3.1 The level of detail number and number of recommendations in the “Marsden Report” was unexpected. Welsh Government’s response was to arrange a meeting for all stakeholders in Cardiff in November 2015 to assess the recommendations and decide on a way forward.
- 3.2 Following this meeting Future Landscapes Wales was established to further consider the matter and Lord Dafydd Elis-Thomas was appointed as its chairperson. This was an intensive programme of training, research, discussion and drafting proposals mainly associated with a vision, governance, economic development and resourcing. The work culminated with publishing a report – “Future Landscapes Wales – Delivering for Wales” in May 2017.

### **3.0 RECENT DEVELOPMENTS**

- 3.1 Leslie Griffiths AS as Cabinet Secretary for the Environment and Rural Matters initially had responsibility for the designated areas and she held a discussion on the topic in the Senedd in June 2017.
- 3.2 Then in November 2017 Hannah Blythyn AS was appointed as Minister for the Environment and she now has responsibility for Wales' designated areas.
- 3.3 The Minister made a statement to the Senedd on March 13th 2018 regarding Future Landscapes Wales. She thanked Lord Dafydd Elis-Thomas and all who took part in the Future Landscapes Wales process. She confirmed that she was supportive of the designated landscapes and there would be no change in the reason for their designation – which is to conserve and enhance natural beauty. She also said the areas needed to do more to identify, safeguard and realise the benefits derived from public goods they protect for the people of Wales.
- 3.4 With regard to the AONB's she stated there was parity with National Parks in terms of planning policy but not so in respect of status, profile and resources. She also referred to governance, stating that existing arrangements were flexible but possibly also a weakness.
- 3.5 The Minister also stated that she would publish a Policy Statement before the summer recess. An update on this matter will be provided soon.

### **4.0 RECOMENDATION**

- 4.1 To accept the information.

# Agenda Item 9

<b>MEETING</b>	Llŷn AONB Joint Advisory Committee
<b>DATE</b>	July 17 <sup>th</sup> 2018
<b>TITLE</b>	Planning related matters
<b>PURPOSE</b>	Inform members
<b>AUTHOR</b>	Llŷn AONB Officer
<b>RECOMMENDATION</b>	Accept the information.

## 1.0 INTRODUCTION

- 1.1 This report has been included on the JAC's agenda in order to covey the outcome of 3 planning appeals in relation to developments within the AONB. Detailed information on the applications, and appeals, can be seen on the Authority's Track and Trace planning service by inputting the application number.

## 2.0 THE SHANTY, ABERSOCH (C17/1024/39/LL)

- 2.1 Two applications were made to demolish the existing house on the site and build a new building on 3 levels. Both the original scheme and the revised application were discussed in meetings of the Joint Advisory Committee and comments objecting to the applications were presented. Gwynedd Council's Planning Committee decided to refuse both applications.
- 2.2 The applicant submitted an appeal in respect of the second application that was refused. The appeal has been allowed.

## 3.0 LAND NEAR GLYNLLIFON, LLANBEDROG (C17/0725/38/AM)

- 3.1 The application related to developing 13 units of 2 storey holiday accommodation, parking and amenity space over an area of 0.50ha of land. The AONB Service raised significant concerns regarding the development due to it's size and scale on a natural site of high landscape value near a Scheduled Ancient Monumment. The appeal has been dismissed.

## 4.0 TREES NEAR GORSE BANK, ABERSOCH (C17/1185/39/CC)

- 4.1 The trees in question are located in a prominent location on Penbenar headland, Abersoch and are subject to a Tree Preservation Order. The AONB Service raised concerns because the trees, even though they are non-native, make a contribution to the character and appearance of the area. The appeal has been dismissed.

## 5.0 RECOMMENDATION

- 5.1 To accept the information.

# Agenda Item 10

<b>MEETING</b>	Llŷn AONB Joint Advisory Committee
<b>DATE</b>	17th July 2018
<b>TITLE</b>	Projects
<b>PURPOSE</b>	Update Members
<b>AUTHOR</b>	Llŷn AONB Projects Officer
<b>RECOMENDATION</b>	Accept the Information

## 1.0 INTRODUCTION

- 1.1 This report provides information to the members for the AONB Service's recent projects.

## 2.0 REVIEW INTO COMMON LANDS

- 2.1 This research project was recognised in the last Management Plan. Numerous Common Lands are located within the AONB and they are a characteristic of the area. However, there was not much up to date information about them and it seemed that there were many misconceptions in terms of their ownership and the entitlements relating to them.
- 2.2 The AONB Service commissioned a local company, Madryn Cyf to research into the background and history of these Common Lands, establish the regulations, asses their condition and their contribution to biodiversity. The research also assesses the current use of these areas and looks at various options for their future.

## 3.0 INVASIVE SPECIES

- 3.1 An action to recognise and treat invasive species has been recognised in the reviewed Management Plan. In this financial year, the AONB Service are working with NRW to eradicate Giant Hogweed which grows on the banks of Afon Soch in the Llandegwning area.
- 3.2 The Giant Hogweed originates from South Russia and Georgia and can grow up to 10 feet in height. It was imported to Britain during the 19th Century to be grown in the gardens of country houses etc. The plant is invasive and its sap can be very harmful to people as it burns the skin.

## 4.0 RURAL SKILLS TRAINING

- 4.1 Since 'cloddiau' and stone walls have been recognised as important features in the landscape of Llŷn, it is important to gain the skills to maintain and restore them. Training has been arranged for September to learn these skills.

4.2 We have worked with Coleg Meirion Dwyfor and the National Trust on this project as well as a local contractor. The training will be held on part of the Wal Fawr in Llithfaen and Porth Gwylan farm, Tudweiliog. The exact dates and arrangements will be in the local media shortly.

## **5.0 ACCESS IMPROVEMENTS PROJECTS**

5.1 At the end of last financial year, the AONB Service managed to attract some funding from Welsh Government towards access improvements in the AONB. We aim to finish these improvement during this summer:-

- Improvement to path Number 2 at Pistyll
- Improvements to path Number 12 at Cilan
- Improve access and path Number 7 at Cromlech Cefnamlch, Tudweiliog.
- Clear, improve and install signage –the path towards Ffynnon Saint, Y Rhiw

## **6.0 DARK SKIES**

6.1 Working towards gaining the Dark Skies status for the Llŷn AONB has been recognised as a project in the reviewed Management Plan. As a first step, the AONB Service has commissioned Dark Skies Wales Ltd to research into the sky's darkness and this work is currently ongoing. The Service is also in discussion about working with Ynys Môn AONB, Bryniau Clwyd AONB and Snowdonia National Park to hold events and promote the dark skies of these designated areas.

## **7.0 RECOMMENDATION**

7.1 The members are asked to accept the above information.