



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

2.00 pm, MONDAY, 9TH DECEMBER, 2019

NOTE

This meeting will be webcast

https://gwynedd.public-i.tv/core//en_GB/portal/home

Location

Siambr Hywel Dda - Swyddfeydd y Cyngor, Caernarfon

N.B. To be preceded by site visits in relation to application numbers:

10:50am C19/0027/39/LL

Land by Drws y Llan, Llanengan, Pwllheli, Gwynedd, LL537LH

12:20pm C19/0398/11/LL

Blakemore Cash and Carry, Ffordd Caernarfon, Bangor, Gwynedd, LL574SU

Committee members to meet at the entrance of the Council's Multi-Storey Car Park, Caernarfon, at **10.00am**. Pick up also available for other Committee members in Frondeg Car Park, Pwllheli at **10:30am**

Contact Point

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(DISTRIBUTED 29/11/19)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (8)

Councillors

Elwyn Edwards
Berwyn Parry Jones
Elin Walker Jones
Gareth A. Roberts

Simon Glyn
Huw Gruffydd Wyn Jones
Edgar Wyn Owen
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 Chairman for consideration.

4. MINUTES

6 - 10

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 21st October 2019, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C19/0027/39/LL LAND NEAR DRWS Y LLAN, LLANENGAN, PWLLHELI, GWYNEDD 11 - 50

Construction of two affordable dwellings (amended application).

LOCAL MEMBER: Councillor John Brynmor Hughes

[Link to relevant background documents](#)

5.2. APPLICATION NO C19/0398/11/LL BLAKEMORE CASH & CARRY, FFORDD CAERNARFON, BANGOR, GWYNEDD 51 - 80

Application to demolish building (Use class B8) and erect supermarket (Use class A1), creation of 113 parking spaces, soft landscaping works, reconfiguration of site access, including the creation of a roundabout and alterations to existing parking arrangements fronting Dunelm Store together with alterations to service access

LOCAL MEMBER: Councillor Gareth A Roberts

[Link to relevant background documents](#)

**5.3. APPLICATION NO C19/0858/45/LL FRONDEG, UPPER ALA 81 - 107
ROAD, PWLLHELI**

Demolition of existing building and construction of a 3 storey residential building comprising of 28 extra care flats (16 two-bedroom flats and 12 one-bedroom flats, ancillary ground floor uses including communal facilities, office, plant room, bin store and buggy store) and associated car parking and landscaping

LOCAL MEMBER: Councillor Dylan Bullard

[Link to relevant background documents](#)

**5.4. APPLICATION NO C19/0847/22/LL LAND AT TAL Y MAES 108 - 124
MAWR, NEBO, CAERNARFON**

Application to site four safari tents, one sauna building and retention of children's play area and associated works

LOCAL MEMBER: Councillor Craig ab Iago

[Link to relevant background documents](#)

PLANNING COMMITTEE 21/10/19

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

Councillors: Councillors Stephen Churchman, Simon Glyn, Louise Hughes, Anne Lloyd Jones, Elin Walker Jones, Huw G. Wyn Jones, Dilwyn Lloyd, Edgar Wyn Owen, Eirwyn Williams and Owain Williams

Also in attendance: Gareth Jones (Assistant Head of Environment Department), Cara Owen (Planning Manager), Heledd Jones (Team Leader for the Anglesey and Gwynedd Joint Planning Policy Unit), Gareth Roberts (Senior Development Control Engineer), Rhun ap Gareth (Senior Solicitor) and Lowri Haf Evans (Member Support and Scrutiny Officer).

1. APOLOGIES

Apologies were received from Councillors Berwyn Parry Jones, Gareth A. Roberts and Gruffydd Williams

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- Councillor Elin Walker Jones (a member of this Planning Committee) in relation to item 5.3 on the agenda (planning application number C19/0716/25/LL), as her husband was employed by Coleg Menai and was also a member of the College Council.

The member was of the view that they were prejudicial interests and she withdrew from the Chamber during the discussion on the application.

3. URGENT ITEMS

None to note

4. MINUTES

The Chair signed the minutes of the previous meeting of this Committee that took place on 23 September 2019, as a true record.

PLANNING APPLICATIONS

The Committee considered the following applications for development.

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

RESOLVED

1. Application number C19/0556/21/LL – FFERM TALYBONT UCHAF, TAL Y BONT, BANGOR

Change of use of agricultural building into a mechanic workshop for repairing boat engines (Use Class B1)

Attention was drawn to the late observations form that had been received.

The members had visited the site.

- a) The Planning Manager elaborated on the background of the application, and noted that it was an application for converting an existing agricultural building into a workshop for repairing boat engines. It was noted that this was a retrospective application as the use of the building had already commenced.

It was explained that the proposal involved using the building mainly to repair and service boat engines, together with storing maritime equipment for on-line sales mainly. It was noted that the business employed nine full-time members of staff with the aim of serving up to five customers a day (who would attend the site via appointment only). There would be five parking spaces for customers on the site, five spaces allocated for staff and seven separate spaces for general parking. There would also be an allocated space for storing up to four boats on the site. The Planning Statement submitted stated that up to five goods/boats deliveries would be expected to the site every week during the summer, with fewer in the winter.

The site was located near the buildings of the former Tal y Bont Uchaf farm, which comprised a substantial house, annexe and outbuildings and was a (Grade II) listed building. Access from the public road was along a private track with approximately 120m of this being a public footpath. The building was in a rural area approximately 1.2km to the east of the development boundary of the village of Llandygai.

A decision on this application was deferred at the Planning Committee on 23/09/19 so as to allow a site visit to be arranged and in order to undertake further assessment of the impact on the amenities of the local area from traffic using the site.

The Transportation Unit had no objection to the proposal and had stated that they did not believe that the development would have a detrimental impact on any road. However, it was noted that considerable objection had come from the local community, claiming that the increase that had already occurred with traffic was already harming road safety and local amenities. (This was the basis for conducting a site visit).

In considering the previous use of the building for agricultural purposes, it was noted that there was nothing to prevent large vehicles/machinery from coming and going to the site for that purpose. In addition, when considering the confined nature of the site, it was not believed that there was sufficient space to extend the business beyond its current boundaries and therefore the size of the site in itself would limit the amount of traffic.

Having weighed up the application and the revised plans against the requirements of the relevant policies, as well as considering all the observations and objections received during the consultation period, it was considered that the proposal was acceptable for approval with relevant conditions and that the development would not lead to unacceptable harm to neighbouring amenities or those of the wider area.

- b) Taking advantage of the right to speak, an objector to the application made the following main points. He noted that he was the Chair of a Community Council, that he represented the residents on the road leading to the site entrance, and was one of those residents who had expressed concerns. He added that he supported the comments of the Local Member submitted on 23.9.19.
- This was a retrospective application, therefore the residents knew what the application's impacts were on the amenities of local residents
 - He objected to the application, based on the adverse and significant impact on the surrounding area's residential amenities due to traffic movements (Planning Policy PCYFF2)

- There had been a significant increase in traffic - he did not acknowledge the transport log that had been submitted, as it did not accord with the residents' experiences
 - Residents had had to change their walking patterns
 - He congratulated the company on their success. Nevertheless, he drew attention to the planning statement where it was highlighted that it was intended for the business to continue to grow, hopefully at a nearby industrial estate.
 - The application should be refused based on the adverse effect on the safety of the users of Lôn y Gatws. He referred to Policy TRA 4 which noted that applications should be refused on the basis of causing unacceptable harm to the safe and efficient operation of the highway. There were four young residents living here; use of prams, and it also formed part of the no. 5 national cycle route.
 - He accepted that the company could not control drivers' choices as to which road they used to transport goods.
 - The application was contrary to a key policy in the interest of rural areas CYF6 'encourage small-scale applications that are suited to a rural area'
 - He disagreed with the attempt to compare traffic associated with the business with agricultural traffic
 - Farmers knew the area and were more sensitive to the needs of local residents
- c) It was proposed and seconded to permit the application in accordance with the recommendation
- ch) During the ensuing discussion, members made the following main observations:
- The business employed 9 people, the site was orderly, no noise concerns
 - Concerns regarding the access
 - Users could be encouraged to use an alternative route from another direction to reach the site, which had passing places and less impact on residents
 - A suggestion to install signs e.g. no access (to the right) when exiting the site
 - The safety of pedestrians and cyclists must be considered
 - Although supportive of small industries in the countryside, local concerns must also be listened to. If there were concerns about safety and disturbance, we would need to take notice of strong objections
 - It was difficult to differentiate between business traffic and farm traffic in respect of safety.
- d) An amendment was proposed to the original proposal, to defer the decision so as to have an opportunity to hold a further discussion with the applicant to try to alleviate the concerns so that there would be no inconvenience to the local residents.
- dd) In response to the observations, the Senior Development Control Engineer noted that there were two roads leading to the site which therefore made it difficult for the Transportation Unit to object to the application.

In response to the observations, the Assistant Head of Environment Department noted that the impact on residents' amenities should be measured against the economic benefit. It was reiterated that it would be difficult to control the direction of traffic to the business without restricting the network for everyone. Attention was drawn to the additional observations where it was highlighted that the applicant was trying to encourage customers and distribution firms to use the Ponc y Lon access. It was noted that it would be possible to consider installing signs under a traffic regulations arrangement, and to raise awareness and encourage users to use the alternative route, but it would be difficult to enforce one particular route.

In response to a question regarding the number of accidents / complaints on the road, the Planning Manager noted that information about accidents had not been submitted, but the Enforcement Unit had received complaints.

In response to the amendment, the Senior Solicitor noted that clearly, this entailed voluntary actions for the applicant to consider taking rather than matters that would be enforced through enforcement or conditions.

In response to a question regarding binding the use to the operator in order to alleviate concerns in future should the industrial use change, the Planning Manager highlighted that the applicant now owned the house therefore it would be possible to impose a condition so that this situation remained.

The Assistant Head of Environment Department noted that thorough consideration had been given to the concerns and he suggested that there was little to be gained from any further discussions. He reiterated that a condition could be imposed which would bind the use to the operator, and that delegated rights could be used to discuss a voluntary plan with the transport officer in attendance.

- e) A vote was taken on the amendment - the amendment fell
- f) It was proposed and seconded to approve the application with a condition to bind the use to the operator.

RESOLVED to approve the application subject to the following conditions:

- Five years
- Development to comply with the approved plans
- Restrict the use to Class Use B1 (light industry) only
- Shall not be open to the public or for receiving deliveries outside the hours of 08:00 - 16:30 (Monday to Friday only)
- Natural Resources Wales condition(s) as required
- The business use shall be bound to the property known as Tal y Bont Uchaf

2. Application Number C19/0398/11/LL – BLAKEMORE CASH AND CARRY, CAERNARFON ROAD, BANGOR

An application to demolish a building (Use Class B8) and erect a supermarket (Use Class A1), create 113 parking spaces, soft landscaping work, reconfiguration of the site access including the creation of a roundabout and alterations to the existing parking arrangement in front of Dunelm Store, together with changes to the service access

- a) Reference was made to the additional observations sheet where it was noted that the applicant had submitted additional observations in response to the Authority's assessment of the application. Considering that these comments referred to matters in relation to proving the need for the development, it was suggested that the Committee deferred the application to allow time for the officers to fully assess the observations.
- b) It was proposed and seconded to defer the application

RESOLVED to defer the application and conduct a site visit.

3. Application Number C19/0716/25/LL – Tŷ MENAI AND LLWYN BRAIN, FFORDD PENLAN, PARC MENAI, BANGOR

Change of use of buildings from Use Class B1 (offices) to Use Class D1 (non-residential institutions) together with additional car parking, pedestrian links, bus stop and access road

Reference was made to the additional observations sheet where it was noted that the applicant's agent had requested that the application be deferred so that they could be in a position to respond to matters that had arisen in the Committee report - specifically,

- i) The re-development of the existing Grŵp Llandrillo-Menai site near Ysgol Friars, Bangor
- ii) Interpreting Policy ISA3 and CYF5 of the Local Development Plan.

It was proposed and seconded to defer the application

The Assistant Head of Environment Department highlighted that the main planning considerations of the application in question would be the type of use and the location of the site. He also suggested, should the committee decide to defer, it would be beneficial to visit the existing site and the application site.

RESOLVED to defer the application and arrange site visits to the existing Grŵp Llandrillo Menai site in Penrhosgarnedd and the application site on Ffordd Penlan, Parc Menai.

The meeting commenced at 1.00pm and concluded at 1.40pm.

CHAIR

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REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

Number: 1

Application Number: C19/0027/39/LL

Date Registered: 23/10/2019

Application Type: Full - Planning

Community: Llanengan

Ward: Llanengan

Proposal: Construction of two affordable dwellings (amended application).

Location: Land near Drws y Llan, Llanengan, Pwllheli, Gwynedd, LL53 7LH

Summary of the Recommendation: TO REFUSE

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**REPORT TO THE PLANNING COMMITTEE
REFER TO A COOLING OFF PERIOD**

DATE OF THE PLANNING COMMITTEE: 9 December 2019

DESCRIPTION AND LOCATION OF APPLICATION: C13/1143/11/AM - Construction of two affordable dwellings (amended application) - Land near Drws y Llan, Llanengan

REPORT BY: Assistant Head, Environment Department

RECOMMENDATION: To refuse the application on the grounds of reasons 1-4 as submitted in the committee report on 1 July 2019.

1. PURPOSE

- 1.1 Originally, this application was reported to the Planning Committee on 1st July 2019, the recommendation of that committee was to approve the application, contrary to officers' recommendation, on the grounds that it would satisfy the local need for housing.
- 1.2 In the opinion of the Assistant Head, Environment Department, there is a significant risk to the Council in respect of the decision to approve the application contrary to officers' recommendation, therefore, the matter was referred to a cooling off period in accordance with the Committee's standing orders. The purpose of reporting back to the Committee is to highlight planning policy issues, the possible risks and options for the Committee before it reaches a final decision on the application.

2. DESCRIPTION AND BACKGROUND

- 2.1 This is a full application to erect two affordable dwellings. The site is located in the countryside, on the outskirts of the Llangenan cluster of houses.
- 2.2 As referred to above, the application was submitted to committee on 1 July 2019 with the officers' recommendation to refuse the application. Based on the information and the evidence submitted and the responses received, it was considered that the application was unacceptable and did not comply with the requirements of the relevant local and national policies and guidance. A copy of the report, plans and minutes of the application as submitted to the Planning Committee on 1 July 2019, are enclosed in Appendix 1, which further explain the background of the application.
- 2.3 Following referring the application to a cooling off period at the planning committee on 1 July 2019, correspondence was sent to the applicant on 9 July 2019 requesting confirmation / clarity on matters concerning:
 - Need to submit the correct ownership certificate as the applicants were not currently the landowners. This was encouraged as a result of the applicant noting when addressing the Committee on 1 July 2019 that land had been received from family in order to self-build.
 - Update information in terms of Tai Teg assessment as it became evident that there had been changes in employment circumstances and the need to assess the applicants as couples and not as individuals.

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- Biodiversity matters in terms of the time-schedule to present information / reptile report.
- 2.4 A response had been received from the applicant dated 9 July 2019 noting:-
- Unfairness of affordable housing conditions.
 - That a letter had been presented regarding land ownership.
 - Unfairness of the Tai Teg assessment system.
 - Prices of other affordable housing in the area.
 - The biodiversity measures taking more time than expected but this should not affect the committee date.
- 2.5 A reply to the applicant's letter was sent on 19 July 2019 confirming the following:-
- Confirming that Tai Teg usually assess applicants for various types of affordable housing and that it is not unusual for them to assess people who are landowners and wish to self-build.
 - Written confirmation was requested regarding if it was intended to ask Tai Teg to re-assess the situation.
 - Need to ensure that a correct Ownership Certificate is in place and this was required to ensure that the application was valid.
 - That it was a statutory requirement for information about biodiversity to be presented prior to consideration if the application is acceptable or otherwise regarding this aspect, and the assessment was required before the Biodiversity Unit can confirm their viewpoint.
 - Confirmed that it was not possible to re-submit the application to a Planning Committee until the relevant information had been received.
- 2.6 A response was received from the applicant dated 29 July 2019 stating:-
- Enclosing a copy of a letter from Liz Saville supporting the application.
 - Confirming that they would complete the appropriate Certificate of Ownership.
 - Confirming that they were in the process of updating the Tai Teg assessment.
 - Asking if it would be possible to undertake the biodiversity assessment if their application was successful.
- 2.7 A reply was sent to the applicant on 29 July 2019 stating:-
- Thanking the applicant for confirming that it was proposed to present a new Certificate of Ownership and also to get an update to the Tai Teg assessment.
 - In terms of biodiversity matters, it was explained that it would be necessary to receive the information requested prior to reaching a decision on the application and this information was material to the assessment and if the application was acceptable or not from this aspect.
 - It was also explained that the time-schedule in terms of re-submitting the application to the Planning Committee was dependent on when the information was submitted and the need to re-consult once the information was to hand.
- 2.8 Correspondence dated 23 October 2019 from the applicant submitting:-
- Certificate of ownership B.
 - Ecological report
 - Update of the Tai Teg assessment stating that the applicants of house 1 had failed (i.e. not eligible in terms of need for an affordable house) due to the new post of one of the applicants but applicants for house 2 had been successful and were therefore eligible and in need of an affordable house.

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- 2.9 Correspondence dated 28 October 2019 to the applicant confirming the receipt of the information and the file would be updated and a consultation period would take place. It also noted that it was intended to submit the application to Committee on the 13th of January 2020 and to hold a site visit on that morning. It was explained that it was not possible to submit the application to the December committee as it was to take place in Caernarfon and a site visit had already been arranged for that morning.
- 2.10 Further correspondence was sent to the applicant on 11 November 2019 explaining that it was now possible to submit the application to the Planning Committee on the 9th of December 2019, as the number of items on the agenda had been reduced. It was also explained that it was proposed to conduct a site visit on the morning of the Committee but due to the need to visit the application site and another site in Bangor that the Committee would not commence until 2pm.
- 2.11 From the committee report on 1 July 2019, it can be seen that five reasons were given in the recommendation for refusing the application and information is submitted responding specifically to the following matters:-
- Lack of need proven for a local need affordable house.
 - The location of the houses is not an infill site between highlighted buildings, and it is not located directly opposite a curtilage of a highlighted building.
 - The size of the houses do not reflect the size of affordable housing.
 - The value of the houses do not make them affordable.
 - Lack of reptile survey.

3 POLICY CONTEXT

National Planning Guidance

- 3.2 Paragraph 1.21 of Planning Policy Wales (Edition 10, December 2018) clearly states that "Up-to-date development plans are the basis of the planning system and set the context for rational and consistent decision making. Plans at all levels of the development plan hierarchy must be prepared in accordance with national planning policies. Planning applications must be determined in accordance with the adopted plan, unless material considerations indicate otherwise."
- 3.3 It is also noted that the following are relevant:
- Technical Advice Note (TAN) 2 Planning and Affordable Homes (2006).
 - Technical Advice Note 6 Planning for Sustainable Rural Communities (July 2010)
 - Technical Advice Note 12 Design (2016)

Local Planning Arrangements

- 3.4 The adopted Local Plan is the Anglesey and Gwynedd Joint Local Development Plan and the relevant policies in this case are policy PS17 (Settlement strategy), TAI 6 (Housing clusters), TAI 15 (Threshold of affordable housing and their distribution) and AMG 5 (Local Biodiversity Conservation).

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3.5 It is also noted that the following Supplementary Planning Guidance (SPG) are relevant:

- Affordable housing (2019)
- New dwellings in Rural Villages (2010)

Lack of need proven for a local need affordable house.

3.6 Criterion 1 Policy TAI 6 requires that the need for an affordable house for local community need (in accordance with the list of terms) has been proven. Furthermore, SPG: Affordable Housing states that when the initial occupiers of intermediate accommodation are known, they need to be registered with Tai Teg and to have been the subject of a Tai Teg Assessment in order to confirm their eligibility for an affordable house.

3.7 Since deferring the application the applicants have been re-assessed in terms of if they need an affordable house. There was a need to re-assess as a result of the fact that one of the applicants had received a new post as Headteacher of a primary school and also that originally the applicants had been assessed as individuals rather than as couples. You will remember that when the application was submitted to Committee on 1 July 2019, that the applicant of house 1 had proven successful with regard to confirming that they need an affordable house, whilst the applicants of house 2 were unsuccessful. These results are now different with the applicants of house 2 following their assessment as a couple having proven successful and their need for an affordable house, however, the applicants of house 1 have failed to show that they are in need of an affordable house. Therefore, although there has been a change in terms of who is eligible for an affordable house the need for an affordable house has not been fully proven and therefore reason 1 for refusal remains as in the 1 July 2019 report.

The location of the houses is not an infill site between highlighted buildings, and it is not located directly opposite a curtilage of a highlighted building.

3.8 Criterion 2 of policy TAI 6 requires that the site is an infill site between buildings highlighted on the relevant inset map, or is a site immediately opposite a highlighted building's curtilage. Nothing has changed in terms of the location of the houses since preparing the report to committee on 1 July 2019, and as explained in that report the site is not an infill site between highlighted buildings, and it is not located directly opposite a curtilage of a highlighted building. Policy PS 17 also supports this viewpoint, stating that only highlighted sites adjacent to a dwelling (on the infill maps) will be considered. The proposal therefore continues to be contrary to criterion 2 Policy TAI 6 and also to Policy PS17.

The size of the houses do not reflect the size of affordable housing.

3.9 Criterion 5 of policy TAI 6 requires that the size of the property reflects the specific need for an affordable dwelling in terms of the size of the house in general and the number of bedrooms. There is also guidance regarding the size of affordable housing in the Supplementary Planning Guidance – Affordable Housing. The circumstances in terms of the size of the housing continues as noted in the Committee report on 1 July 2019. They are three bedroom houses, with an internal floor surface area of 116 square metres, and SPG Affordable Housing recommend an internal floor area of 94 square metres for 5 person, three bedroom housing. The houses that are the subject of this application are therefore larger than what is designated in the Affordable Housing SPG.

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The proposal therefore continues to be contrary to criterion 5 Policy TAI 6 and also to SPG Affordable Housing.

The value of the houses do not make them affordable.

- 3.10 Criterion 7 of Policy TAI 6 requires that mechanisms restrict the occupancy of the dwelling both on first occupation and in perpetuity to those who have a need for an affordable dwelling. If all matters were acceptable, it would be possible to bind both proposed houses as affordable homes through a 106 agreement. Policy TAI 6 along with Policies PS 17 and TAI 15 promote affordable housing only within clusters such as Llanengan. This means that the house should not only be affordable to the applicants (first owners), but they should continue to be affordable for any future prospective occupiers. The price of the houses is therefore material to ensuring that the houses will continue to be affordable in the future.
- 3.11 As noted in the committee report on 1 July 2019, a valuation was received for the proposed houses and this was prepared for the applicant by Beresford Adams who gave an open market price for the houses at £325,000 each.
- 3.12 Since submitting the application to the 1 July 2019 committee, the Council has consulted with the District Valuer to get an unbiased opinion regarding the open market value of the houses. This is in accordance with the requirements of the SPG Affordable Housing where it is noted in paragraph 3.7.7 in cases where dispute remain over the open market valuation, the services of the District Valuer Service will be sought to resolve such disputes. The District Valuer's report takes into account the proposal, site, together with the value of other local houses of a similar size which have been sold recently. The District Valuer is of the opinion that value of the houses is £370,000 each on the open market. This is £45,000 higher than the valuation received from the applicants.
- 3.13 Paragraph 3.3.7 of the SPG Affordable Housing states that affordable housing provided as intermediate housing must be for an affordable price in the area of the proposal and Councils will use the median income of a household, multiplied by 3.5, along with the 5% or 10% deposit, based on the required level by mortgage providers. The SPG Affordable Housing therefore sets out the formula to calculate the value of the affordable unit. However, when the open market value of a house is available it is better to use that to calculate the value of the affordable unit. In order to get an opinion on this the Strategic Housing Unit were asked for their observations.
- 3.14 The Strategic Housing Unit's observations were received regarding the value of the affordable units and they note that the proposal is in Llanengan ward, which has a median household income of £31,386 (Caci Paycheck 2018) and in accordance with the Affordable Housing SPG, the price of affordable property in an area is calculated by multiplying the median income by 3.5 and adding 10% deposit of the open market value. In the observations it is also noted that the open market value should comply with the 'Red Book' valuation method, namely those that meet with the criteria noted by the Royal Institution of Chartered Surveyors. It is understood that there are two valuations in question, namely:
- Valuation received from Beresford Adams who state the value of the housing as £325,000.
 - District Valuer's (DV) valuation namely £370,000.

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3.15 The DV's valuation confirms that they have followed the Red Book arrangements. In this case it is not clear if Beresford Adams have used the 'Red Book' valuation method. As a result of both valuations the Strategic Housing Unit have given an analysis in terms of the discount on both valuations as follows:

3.16 **Beresford Adams Valuation:**

To be affordable the property's price should be $£31,386 * 3.5 + £32,500 = £142,351$
 To ensure that the property is affordable, a discount of 55% on the open market value of £325,000 should be requested giving the sum of £146,250.

3.17 **DV Valuation**

To be affordable the property's price should be $£31,386 * 3.5 + 37,000 = £146,851$
 To ensure that the property is affordable, a discount of 60% on the open market value of £370,000 should be requested giving the sum of £148,000.

3.18 The Strategic Housing Unit also notes that 83% of households have been priced out of the market on this ward.

3.19 In accordance with the observations of the Strategic Housing Unit the affordable price of the houses should be £146,851 based on the District Valuer's open market price. If a discount of 60% is given on the DV's open market price then the affordable price for the houses would be £148,000.

3.20 In an area such as Llanengan, where house prices are usually high, it is customary when preparing a 106 agreement to provide a discount of approximately 40% or 45% in the house price when they are sold on to ensure that they continue to be affordable. The table below shows what the proposed prices of the proposed housing would be with such an income:

Open market price	Price with a 40% discount	Price with a 45% discount
£325,000 (Beresford Adams)	£195,000	£178,750
£370,000 (District Valuer)	£222,000	£203,500

3.21 These prices are significantly more than the affordable price of £146,851 noted by the Strategic Housing Unit. In order to ensure that the price of the houses is affordable it would be necessary to give a significant discount on the houses in question of about 55% - 60% to get a comparative price to the affordable price noted and as seen in the following table.

Open market price	Price with a 55% discount	Price with a 60% discount
£325,000 (Beresford Adams)	£146,250	£130,000
£370,000 (District Valuer)	£166,500	£148,000

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- 3.22 Therefore it can be seen from the above to have any chance of getting the houses down to an affordable price a discount of about 60% would be required. Historically we are aware that giving such a high discount causes problems and lenders are not willing to give a loan on this basis.
- 3.23 Although applications should be determined according to their own merit, it is also necessary to ensure that planning policies are consistently implemented and therefore consideration given to similar cases if they have implications to the fundamental principle of the proposal. An important case in this area is application C15/1349/39/RC to remove a section 106 affordable need agreement at Ocean Crossing, Bwlchtocyn. In this case the applicants presented a case that the price of the property would not be affordable even with a discount of 50% as noted in the section 106 agreement. A valuation was provided as part of the application with an open market price of £475,000 for the property and therefore with a discount of 50% the price of the house would be £237,500. This application went to appeal when the Inspector resolved on 9 January 2017 to approve the removal of the section 106 agreement as the property's price was not affordable in the first place. In light of the appeal decision officers had no choice but to allow the removal of the section 106 agreement for a similar affordable need at Awel Neigwl, Sarn Bach on 21 November 2017, once again as the price of the house with a discount of 50% was not affordable.
- 3.24 This appeal decision has been important in terms of the consideration that should be given to the open market price of a house when determining applications for new affordable housing. We should also ensure that we are consistent in the way we deal with such cases. The Committee may recall the case of application C17/0557/38/LL at Beach Road, Llanbedrog, where the affordability of the proposed house was also an important matter and one of the reasons recommended in the application's refusal. With that application the applicant submitted a valuation from a Chartered Buildings Surveyor who valued the proposed dwelling on the open market at £250,000. However, when the District Valuer was approached for an independent, impartial opinion the DV gave an open market value of £340,000 for the house. In the end, the application was withdrawn by the applicant.
- 3.25 When dealing with the application attention was drawn to sites where the sale prices of affordable housing were high, such as the site of the former Harbour Hotel and Riverside in Abersoch and also affordable housing near Llanegan Church. It should be noted that these three sites have received planning permission prior to the Ocean Crossing appeal resolution in January 2017. These permissions were also under alternative development plans and not under the current development plan namely the Anglesey and Gwynedd Joint Local Development Plan. Also, since granting the above applications the Affordable Housing SPG has been updated. We therefore realise that affordable values on the above three sites are higher and if these applications were submitted now these would also be required to show that the houses would be affordable with a suitable discount in a section 106 agreement. However, it should be noted that the above applications were determined on the grounds of the evidence that was to hand at the time in terms of open market and affordable housing prices and in terms of policy and relevant planning guidance requirements then. Since these applications have already received planning permission it is not possible to change the circumstances of these sites, however, we can try to ensure that similar situations do not occur again when dealing with current applications. We have learnt from the resolutions to remove the affordable housing 106 agreement that detailed consideration needs to be given to the open market value of affordable housing to ensure that these approved houses are really affordable not just to the applicant or first (occupier) but

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also to any future occupiers and to ensure that the houses continue to be affordable in perpetuity.

- 3.26 Therefore, having considered the above it is considered that the price of the affordable housing in question is too high for them to be really affordable even for a reduced price and therefore it is considered that the housing would not contribute to the aims of providing affordable housing on the site in question and therefore the proposal continues to be contrary to Policy TAI 6, PS 17, TAI 15 and the Affordable Housing SPG.

Lack of reptile survey.

- 3.27 Since submitting the application to the Planning Committee on 1 July 2019, an Ecological Survey has been submitted for the application. This report states that there is potential for birds to be nesting in nearby scrubland and the site supports a population of breeding slow-worms. Mitigation measures are proposed within the survey for nesting birds and reptiles. The Biodiversity Unit was consulted on the proposal and their observations were received. Observations confirm that the report has been undertaken to an acceptable standard. As a result of receiving the ecological report the Biodiversity Unit has no objection to the proposal and recommend if the application is approved that a number of conditions are imposed to safeguard wildlife when undertaking the work and also to have mitigation measures as part of the development. As a result of receiving the observations, if the Committee wish to approve the application it would now be possible to impose ecological mitigation measures on the permission. Therefore, reason number 5 for refusal in the committee report on 1 July 2019, is not now relevant.

In summary

- 3.28 In light of the above, it is now considered that this proposal is not acceptable and the application as submitted does not comply with the requirements of local and national policies and guidance.
- 3.29 Members should present firm reasons and evidence to approve and reverse the officers' recommendation on an application for local need affordable housing that are not in compliance with the relevant policies of the Gwynedd Unitary Development Plan as well as the Welsh Government's specified planning policies. In this particular case it is not believed that there are sufficient reasons and evidence to support the reasons to approve given by the Planning Committee on 1 July 2019, which would reverse the officers' recommendation.

4 RISKS TO THE COUNCIL OF APPROVING THE APPLICATION

- 4.1 As has been outlined above, approving this application would undermine policies on a national and local level. The site is located on the outskirts of the Llanengan cluster, as denoted in the Anglesey and Gwynedd Joint Local Development Plan, where only local need affordable housing can be approved. As the above assessment shows together with the assessment in the Committee report on 1 July 2019, the proposal would not satisfy the need for local need affordable housing, the location is not suitable, the size of the house is beyond the size of affordable housing as stated in SPG - Affordable Housing and therefore the houses because of their price would not be affordable.

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- 4.2 Approving the application would create inconsistency in terms of implementing the Council's adopted planning policies in reaching decisions on applications regarding affordable housing developments.
- 4.3 There is a risk that the application may called in by the Welsh Government for determination. As well as the risk of individual applications being called in, the Welsh Government has powers to intervene formally in the way the Council provides the Planning Service. This would ultimately be the greatest risk to the Council.

5 OPTIONS FOR THE COMMITTEE

- 5.1 The options available to the Committee in determining the application are noted below with the options increasing in terms of risk to the Council as you go down the list:
- a) Refuse the application in accordance with the recommendation - The above assessment assesses the merits of the application against the requirements of relevant policies and guidance and reaches the conclusion that the proposal does not comply with the policies of the Anglesey and Gwynedd Joint Local Development Plan or the guidance in the SPG - Affordable Housing. This is the only possible resolution without any risks to the Council.
 - b) Approve the application with a Section 106 Agreement - The only way to make the houses affordable is if a high discount such as 60% is given on them. However, historically we are aware that giving such a high discount causes problems and lenders are not willing to give a loan on this basis. Also, even if permission can be given with a high discount one couple is not eligible for an affordable house. Therefore, one couple will not be eligible to live in any of the houses if the application is approved. In addition, there is a need to control the size of the houses and for them to comply with affordable housing standards. Approving the application would therefore undermine local policies and guidance concerning affordable housing with a risk of not consistently implementing relevant policies and guidance.
 - c) Approving two open market houses outside the boundary - This is the greatest risk to the Council as it would approve two open market houses in the countryside without any control in terms of occupancy or price. This would completely undermine local and national policies as well as the Council's credibility. Once more it is noted that the Welsh Government has powers to intervene formally in the way the Council provides the Planning Service.
- 5.2 **In order to ensure that the Council avoids the risks outlined above and as the application's merits have been assessed thoroughly by Council officers it is deemed that the proposal does not conform to the requirements of the adopted policies of the Anglesey and Gwynedd Joint Local Development Plan, local and national guidance and national planning policies. Therefore it is recommended that the application is refused as submitted in accordance with the reasons for refusal numbers 1 - 4 in the report submitted to Committee on 1 July 2019 and reproduced below to avoid any doubt.**

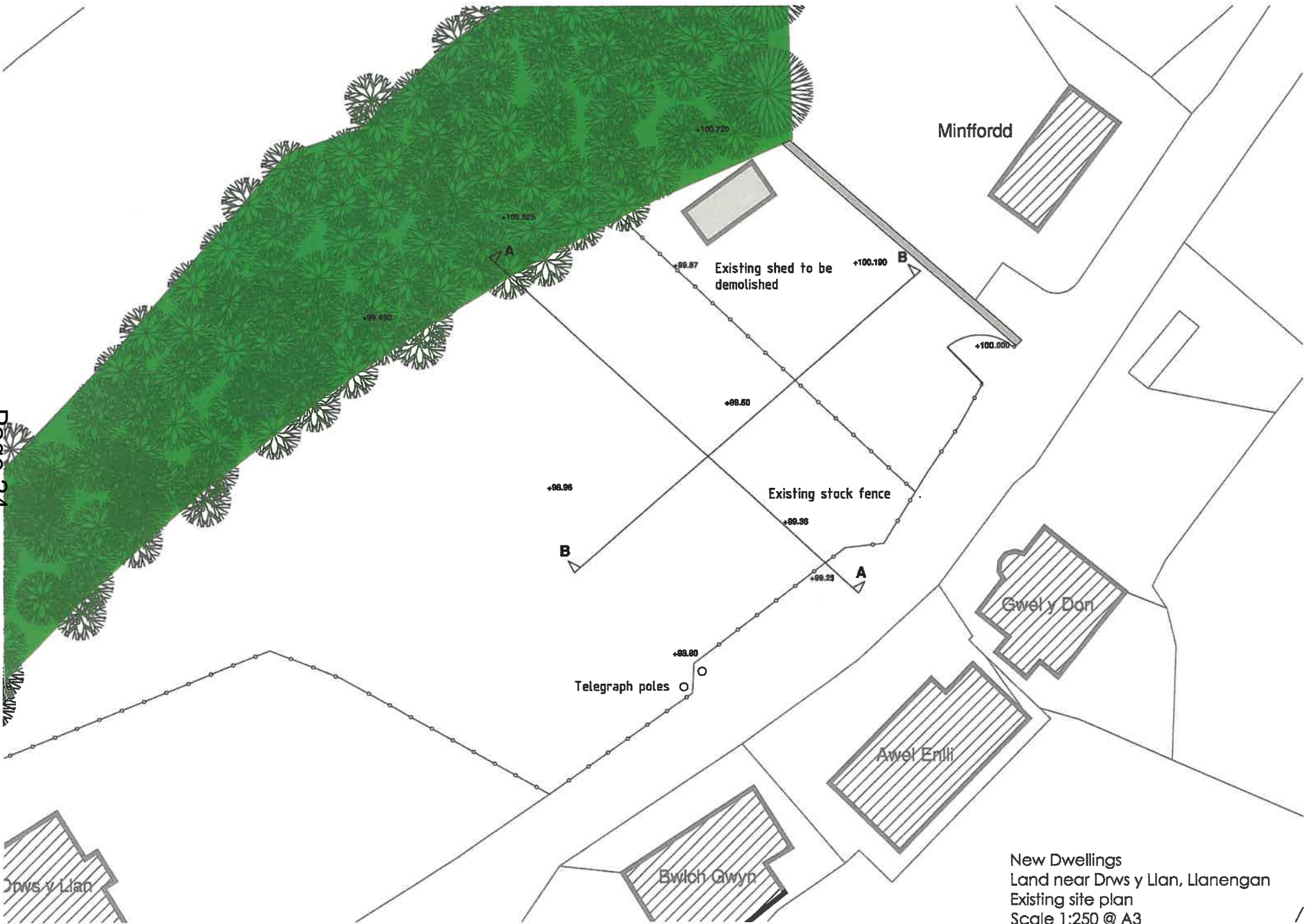
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5.3 To refuse - reasons

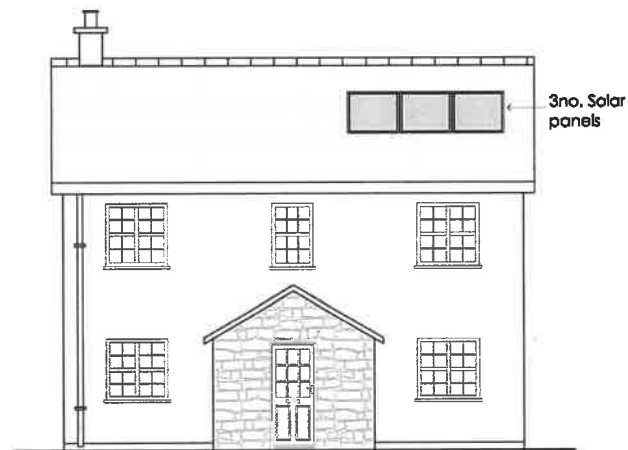
1. In accordance with the Supplementary Planning Guidance: Affordable Housing (2019), when the initial occupiers of intermediate accommodation are known, they need to be registered with Tai Teg and they need to have been the subject of a Tai Teg Assessment in order to confirm their eligibility for an affordable house. Both applicants have not been successful in being assessed by Tai Teg and, therefore, it is not considered that the local need for an affordable house has been fully proven. The proposal is, therefore, contrary to criterion 1 of Policy TAI 6 of the Anglesey and Gwynedd Joint Local Development Plan and the requirements of the Supplementary Planning Guidance: Affordable Housing (2019).
2. The site is not an infill site between highlighted buildings, and it is not located directly opposite a curtilage of a highlighted building; therefore, it is contrary to the requirements of Criterion 2 of Policy TAI 6 of the Anglesey and Gwynedd Joint Local Development Plan.
3. The size of the houses does not reflect the size of affordable houses as noted in the Supplementary Planning Guidance: Affordable Housing; therefore, it is considered that the proposal is contrary to criterion 5 of Policy TAI 6 of the Anglesey and Gwynedd Joint Local Development Plan and the requirements of the Supplementary Planning Guidance: Affordable Housing (2019).
4. In light of the open market price of the houses, they cannot be justified as an affordable development as the value of the houses, even at a reduced price, would be too high to satisfy any affordable need. It is considered that the proposal is, therefore, contrary to criterion 7 of Policy TAI 6, Policy PS 17 and Policy TAI 15 of the Anglesey and Gwynedd Joint Local Development Plan and the requirements of the Supplementary Planning Guidance: Affordable Housing (2019).

6. APPENDICES

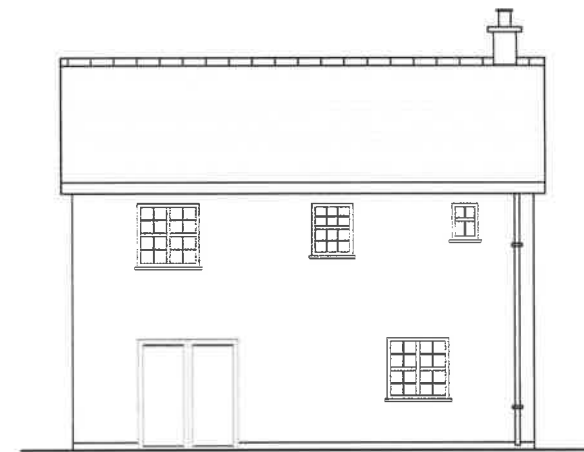
- 6.1 Appendix 1 – A copy of the previous report, plans and records submitted to the Planning Committee dated 1 July 2019.



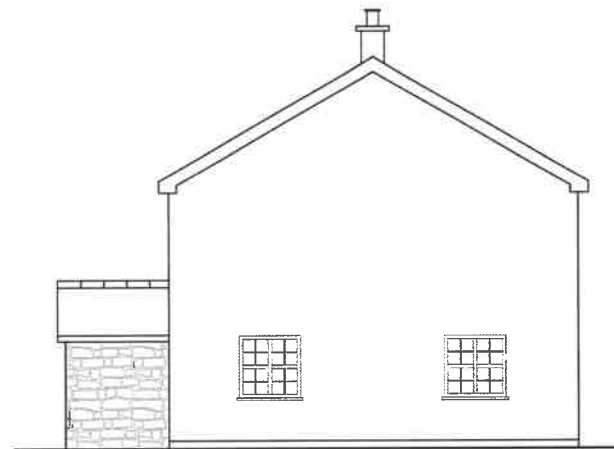
New Dwellings
Land near Drws y Llan, Llanengan
Existing site plan
Scale 1:250 @ A3



FRONT ELEVATION



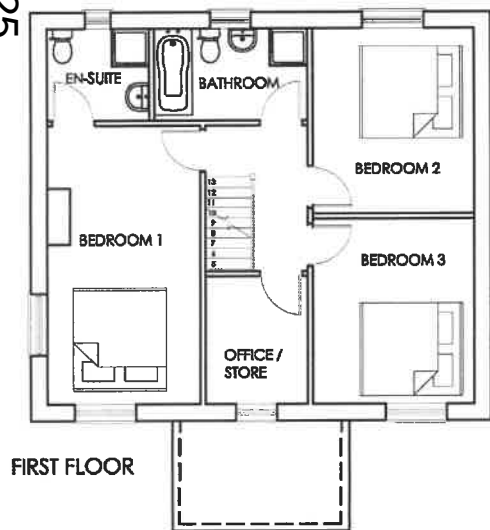
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



Walls - Walls to be finished with Weber Polymer render system, colour to be white. Stone cladding to porch.

Roof - Slate roof, spanish slates or similar approved.

Windows and doors - uPVC, colour to be anthracite grey.

Rainwater goods - White uPVC.

Fascias - White uPVC.

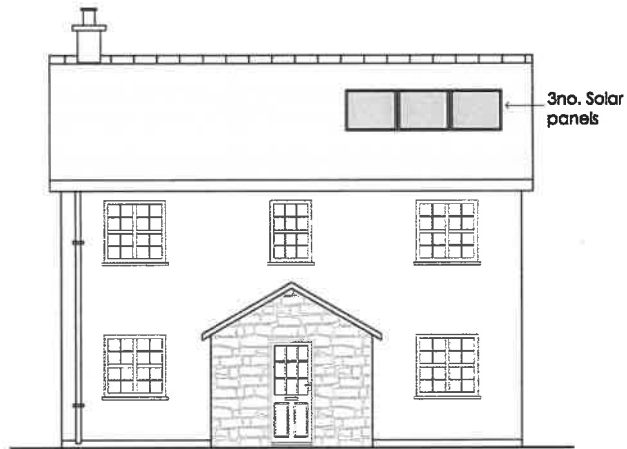
HOUSE 1

New Dwellings
Land near Drws y Llan, Llanengan
Proposed floor plans and Elevations
Scale 1:100 @ A3

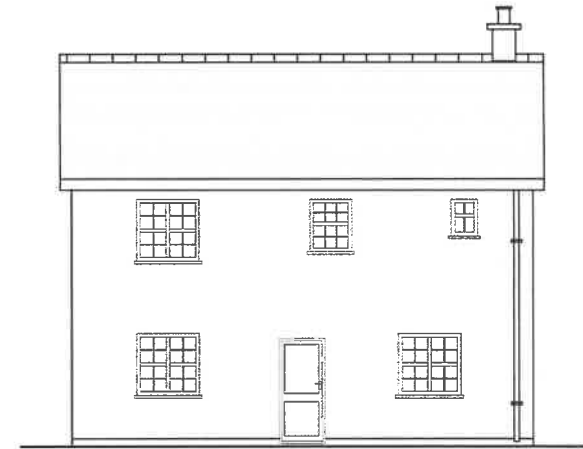


GROUND FLOOR

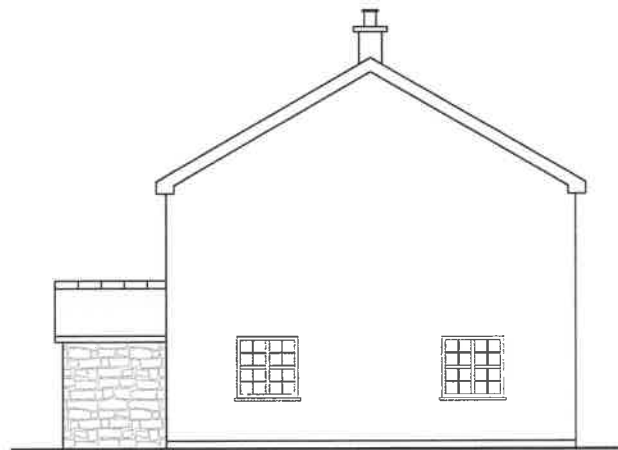
Porch to be clad with stonework



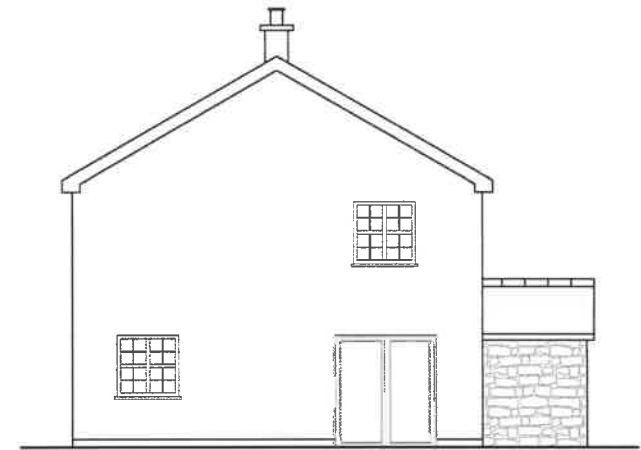
FRONT ELEVATION



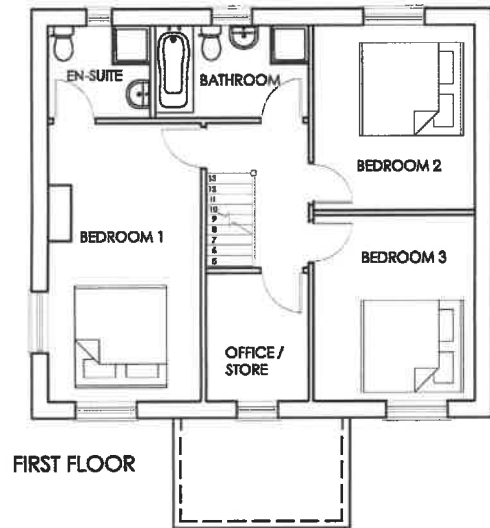
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

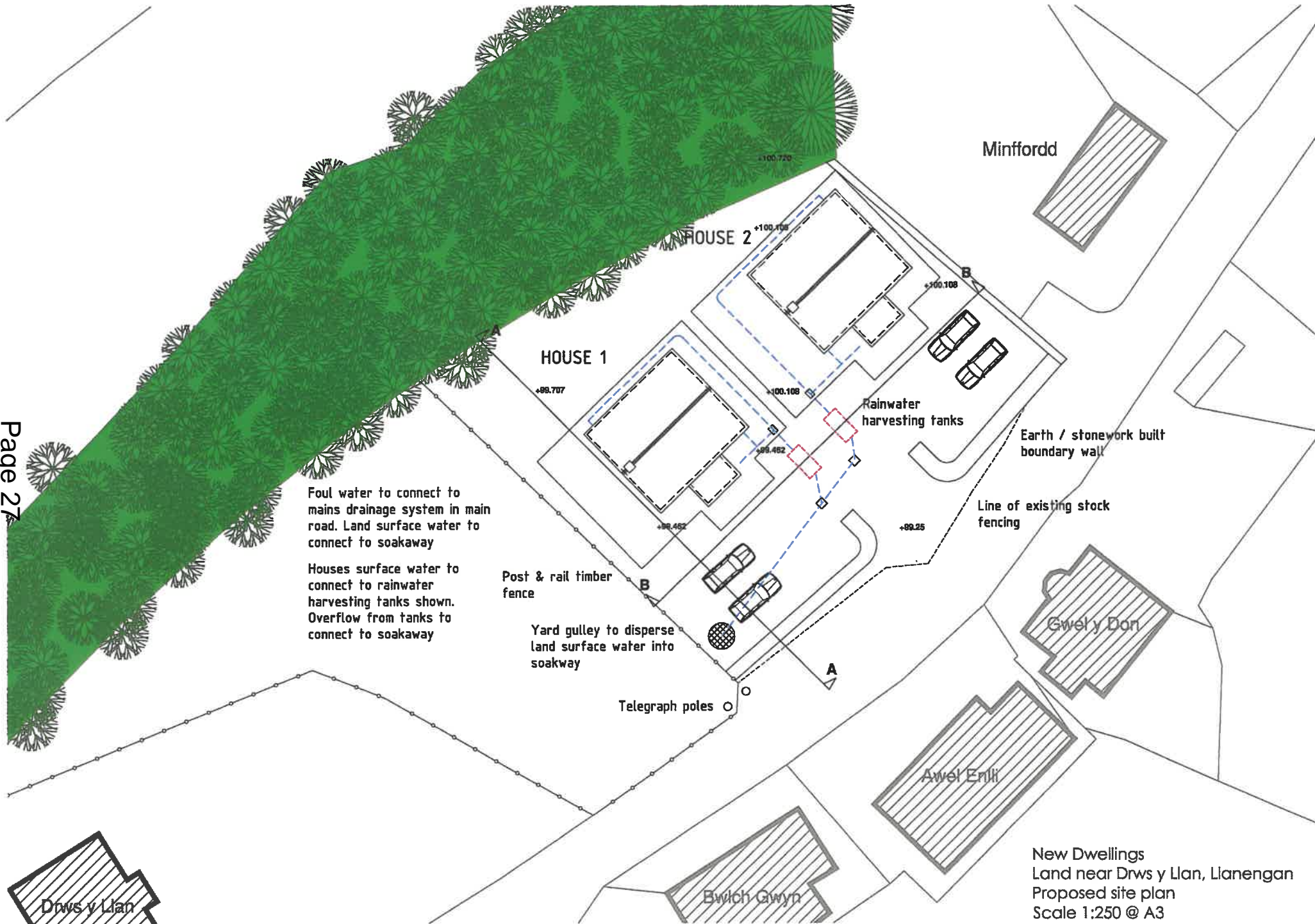


FIRST FLOOR

Walls - Walls to be finished with Weber Polymer render system, colour to be white. Stone cladding to porch.
 Roof - Slate roof, spanish slates or similar approved.
 Windows and doors - uPVC, colour to be anthracite grey.
 Rainwater goods - White uPVC.
 Fascias - White uPVC.

HOUSE 2

New Dwellings
 Land near Drws y Llan, Llanengan
 Proposed floor plans and Elevations
 Scale 1:100 @ A3



Foul water to connect to mains drainage system in main road. Land surface water to connect to soakaway

Houses surface water to connect to rainwater harvesting tanks shown. Overflow from tanks to connect to soakaway

Post & rail timber fence

Yard gully to disperse land surface water into soakaway

Telegraph poles

Rainwater harvesting tanks

Earth / stonework built boundary wall

Line of existing stock fencing

Minffordd

Gwel y Dan

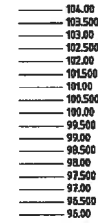
Awel Enlli

Bwlch Gwyn

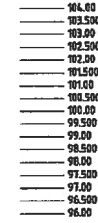
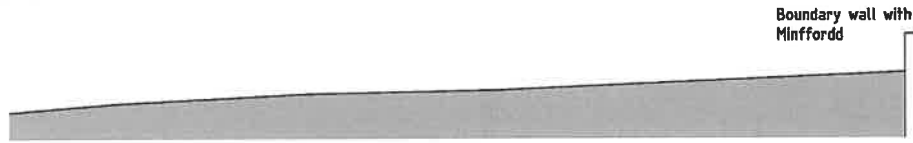
New Dwellings
Land near Drws y Llan, Llanengan
Proposed site plan
Scale 1:250 @ A3



EXISTING SECTION A-A

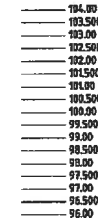
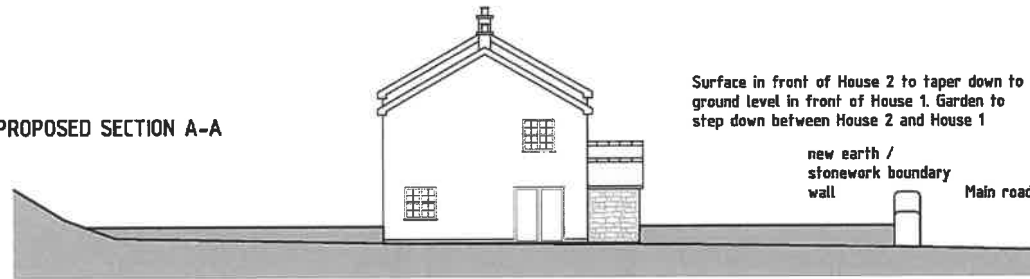


EXISTING SECTION B-B

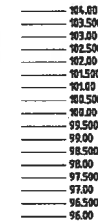
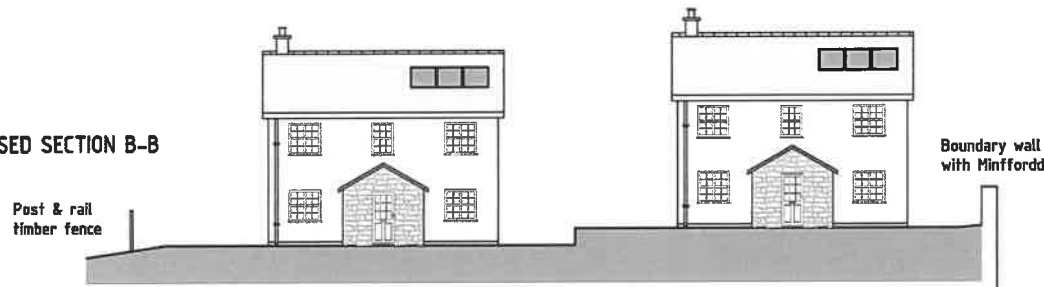


EXISTING SECTIONS

PROPOSED SECTION A-A



PROPOSED SECTION B-B



PROPOSED SECTIONS

New Dwellings
Land near Drws y Llan, Llanengan
Existing and proposed site sections
Scale 1:200 @ A3

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Appendix 1

Application Number: C19/0027/39/LL

Date Registered: 23/01/2019

Application Type: Full - Planning

Community: Llanengan

Ward: Llanengan

Proposal: Construction of two affordable dwellings (revised application)

Location: Land near Drws y Llan, Llanengan, Pwllheli, Gwynedd, LL537LH

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 The application concerns the construction of two affordable houses. The houses would be detached and finished with slate roofs and the external walls would be finished with white render and a stone surface at the main entrance. Three solar panels would be installed on the roof of the front elevation of the houses. The houses would include a kitchen, dining room, living room, an utility room and a toilet on the ground floor; and three bedrooms (one of which would be en-suite), a bathroom and an office / store room on the first floor. Both properties would be served through one central access and the parking spaces and turning space would be located to the front of the houses. Externally, the houses measure approximately 9 metres by 8 metres, with a height to the apex of approximately 7.5 metres. The houses are measured internally with a floor area of approximately 116 square metres.
- 1.2 There are prospective occupiers for both houses in question. As part of the application, details were received on the prospective occupiers, as follows:
- House number 1 - the two people who intend to construct this house have lived in Lleifior, Llanengan with a parent for nine years, and the parents of the applicants have lived in Llanengan for over 14 years. They are a young couple, one of whom is a local builder and the other is a new Headteacher at a local school.
 - House number 2 - Both work locally as a builder and a dental nurse; one of them has lived in the village of Llanengan for over 15 years, and the applicant's parents and other family members still live in the area.
- 1.3 The applicants consider that due to house prices in the area, building a house of their own is the only option to live in the village and become part of the community. It is understood that they have kept an eye on the local housing market, but that prices in the area are high, with a two bedroom cottage in Llanengan for sale for £285,000, the chapel house was sold for £255,000 and the cheapest three bedroom houses in Abersoch and Mynytho were on the market for £395,000 and £299,500 respectively. It was noted that all houses on the affordable housing estate near the Church in Llanengan were sold; however, even if they were for sale, it would not have been a wise step to construct a house on other land when land had already been given to the applicants by family. It was noted that the affordable houses by the Harbour Hotel were for sale for £192,500 but that these were much too small and unsuitable to raise a family. As the applicants of both proposed houses worked in the construction field, it is considered that with construction costs, it would be possible to construct the houses for a maximum of between £70,000 and £90,000.
- 1.4 At the time of submitting the application, the prospective occupiers of neither house had been assessed by Tai Teg to find out whether they were in need of an affordable house. This was mainly due to the fact that they had seen some of the criteria for the Tai Teg assessment, and that an annual gross income of between £16,000 and £45,000 should be deserving, and if £45,000 was exceeded, the application would not be considered. The applicants noted that, therefore, due to their income, the Tai Teg assessment would not prove their need for an affordable house but due to house prices in the area, the only option would be to construct a house and the houses would certainly be affordable. Since submitting the application, the prospective occupiers of both properties have submitted details to Tai Teg for assessment, and the occupiers of one of the houses have proven successful with regard to confirming that they need an affordable house.

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- 1.5 As part of the application, an estimation was given for the proposed houses from Beresford Adams. This notes that the open market price of the houses would be £325,000.
- 1.6 The site itself is relatively level, however the land to the north-west of the site is on a slope and is mainly covered in gorse and ferns. From the plans that were submitted, this slope does not form part of the site. There is currently a boat and a shed made of corrugated sheets on the site.
- 1.7 The site is located in the countryside, on the outskirts of the Llangenan cluster of houses. The site lies within the Llŷn Area of Outstanding Natural Beauty, the Llŷn and Bardsey Landscape of Outstanding Historic Interest and the Llanengan Conservation Area. The site is located adjacent to a third class road. There is a house directly to the north-east of the site. There are also houses on the opposite side of the county road to the south, and another house is located further towards the south-west.
- 1.6 The application is submitted to 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 1 - Development boundaries
 PCYFF 2 - Development criteria
 PCYFF 3 - Design and place shaping
 PCYFF 4 - Design and Landscaping
 PCYFF 6 - Water conservation
 PS 17 - Settlement Strategy
 TAI 6 - Housing Clusters
 PS 18 - Affordable housing
 TAI 15 - Threshold of Affordable Housing and their Distribution
 PS 19 - Conserving and enhancing the natural environment
 AMG 1 - Areas of Outstanding Natural Beauty Management Plans
 AMG 5 – Local Biodiversity Conservation
 PS 20 - Conserving and enhancing cultural assets
 AT 1 - Conservation Areas, World Heritage Sites and Lanscapes, Parks and Registered Historic Gardens.

Supplementary Planning Guidance – Affordable Housing (2019)

Supplementary Planning Guidance – New Houses in Rural Villages

2.4 National Policies:

Planning Policy Wales (Edition 10, December 2018)

Technical Advice Note (TAN 2) Planning and Affordable Homes (2006).

TAN 12 Design (2009)

3. Relevant Planning History:

3.1 C15/0158/39/AM – Construction of a three bedroom dwelling and garage – Refused 21 May 2015.

3.2 Y18/000176 – response to a pre-application enquiry for the construction of two houses on 6 March 2018. The following main points were noted:

- Note the policy context of the LDP.
- The prospective occupiers must be assessed by Tai Teg to find out whether they are in need of an affordable house. The prospective occupiers will also be expected to comply with the definition of local need.
- Need to demonstrate that there is demand for affordable housing, and the reason that the demand cannot be satisfied through the housing stock and / or an existing site for affordable housing.
- An estimate of the housing's open market price is required.
- That the site is not located near a highlighted house on the maps, and therefore would not comply with criterion 2 of Policy TAI 6 or Policy PS 17.
- A development of two houses of a scale that could be in-keeping with the settlement.
- Note the maximum internal size of affordable housing and any attached garage.
- Boundary treatments that comply with the rural character of the area are required.
- Repeat the fact that officers would not be able to support the application as the site was not located directly adjacent to a building highlighted in the LDP maps.

3.2 C18/0926/39/LL – Construction of two affordable houses – Withdrawn by the applicant.

4. Consultations:

Community/Town Council: Support. Full support was expressed for two young local couples to construct affordable houses for themselves, which would enable them to contribute to, and stay in their community.

Transportation Unit: No objection to the proposal but more details are required in relation to the finish of the site's forecourt. The application includes adequate parking provision for both units, with satisfactory space for turning within the curtilage. A proposal to provide one central entrance is

demonstrated, which is presumed to be the best design for this site, and I recommend including suitable conditions regarding the design of the entrance in accordance with the plans, and to keep the height of the boundary wall to no higher than 1m. I note that the boundary wall has been placed away from the highway, but the application does not include details regarding the finish or the boundaries intended for this plot. Is it intended to tarmac along the boundary wall, or to landscape the verge?

Biodiversity Unit: An ecological report has not been submitted with the application.

Habitat

The proposed site is 0.1 hectares and is grassland. The site abuts the road and has a slope which contains gorse and fern. This grassland habitat is likely to be of moderate biodiversity value, but the loss of 0.1 hectares would not be significant.

Species

The field has a record of a slow-worm and another one 150 metres from the site. There are reports of lizards and adders within 100 metres of the site. The site is likely to contain reptiles that are safeguarded under the Wildlife and Countryside Act 1981. Reptiles are listed as a species of high biodiversity value in Wales under section 7 of the Environment Act 2016. It is likely that there are three different reptile species on the site. This would be significant to local biodiversity. Therefore, I recommend that a reptile report be completed.

This report should assess the population and its significance for Gwynedd's biodiversity. It should propose a method for excluding reptiles while construction takes place and a programme of trapping and translocation. It should also include mitigation methods, such as winter hibernation sites that could be incorporated into a *clawdd*. A reptile assessment can only be completed during the summer months when reptiles are active.

I recommend that the new houses include bat and bird boxes in their eaves.

Welsh Water: It is intended to dispose of foul water into a sewer located on the road, and it is intended to discharge surface water into a soakaway through water harvesting tanks. On this basis, there is no objection to the proposal.

Housing Strategic Unit: Not received.

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AONB Unit: The site in question is in the highest part of the Llanengan village, and is within the AONB. The site is also within a Conservation Area. The principle of constructing affordable housing to meet real local need is supported. In this case, the intention is to construct two houses side by side. There are many elements that are similar to other houses in the vicinity - they are two-storey, with a symmetrical front elevation, a slate roof, a chimney stack and use of stone. The intention to create an earth / stone *clawdd* as a boundary with the road is noted, which would be in-keeping with the rural location. It is not believed that the development would affect the AONB.

Drainage Unit: Not received.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired and a letter of objection / items of correspondence have been received on the following grounds:

- House number 2 is too close to the boundaries of the nearby property, Minffordd, which would cause overshadowing and loss of light.
- A previous application for a house was refused on the site.
- The site is within a Conservation Area and an Area of Outstanding Natural Beauty.
- Overlooking and loss of privacy.
- The access is adjacent to an existing access, and there are three accesses within approximately 25 metres. This will, therefore, create a hazard for house occupiers and road users in general.
- Concern that the proposal would disturb protected species.
- A lack of consultation by the applicant with neighbours.

As well as the above objections, objections were received that were not material planning objections and these included:

- Loss of views
- A historical agreement in terms of providing a parking space for the Bwlch Gwyn property (a property located adjacent to the site) on a parcel of the application site.

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A letter / correspondence was received, supporting / giving comments on the application based on:

- An opportunity for two local Welsh couples to construct houses in the area where they live and were brought up.
- Housing in the area is too expensive.
- The houses are in-keeping with the area.
- There is an argument over having houses of a larger size.
- They adhere to policies.

5. Assessment of the material planning considerations:

The principle of the development

5.1 Llanengan has been designated as a cluster in the LDP. Policy TAI 6 is the relevant housing policy for clusters, and this can enable the construction of houses in clusters if compliance can be secured with all criteria contained in the policy.

5.2 ***Criterion 1 - The need for an affordable house for local community need (in accordance with the list of terms) has been proven.***

At the time of submitting the application, the prospective occupiers of neither house had been assessed by Tai Teg to find out if they were in need of an affordable house. This is mainly due to the fact that they had seen some of the criteria for the Tai Teg assessment, and that an annual gross income of between £16,000 and £45,000 should be deserving, and if £45,000 was exceeded, the application would not be considered. The applicants noted that, therefore, due to their income, the Tai Teg assessment would not prove their need for an affordable house but due to house prices in the area, the only option would be to construct a house and the houses would certainly be affordable. Since submitting the application, the prospective occupiers of both properties have submitted details to Tai Teg for assessment, and the occupiers of house number 1 have proven successful with regard to confirming that they need an affordable house. The applicants of house number 2 were unsuccessful. Details were received from one of the applicants, referring to the fact that the Tai Teg assessment methods related to a mortgage to buy rather than to construct, and that this, therefore, did not assess the true situation with regard to the affordable need. The applicant's point is acknowledged; however, in accordance with section 8.2.1 of the Supplementary Planning Guidance: Affordable Housing (2019), when the initial occupiers of intermediate accommodation are known, they need to be registered with Tai Teg and they need to have been the subject of a Tai Teg Assessment in order to confirm their eligibility for an affordable house. Therefore, the need for an affordable house for the initial occupiers of house number 1 has been proven; however, the need for an affordable house for the occupier of house number 2 has not been proven. In light of this, the proposal does not fully meet criterion 1 with regard to proving the need for affordable housing.

5.3 The new Affordable Housing SPG was adopted relatively recently, and with regard to proving the local need in the context of criterion 1, it requires the submission of a supporting statement, noting how the individual satisfies the relevant local connection requirements, and that this should be submitted as a form, which is available as an attachment to the Affordable Housing SPG. Local need for clusters is defined as people in need of an affordable house who have resided within the cluster in the surrounding

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rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past. In paragraph 8.1.3 of the Affordable Housing SPG, 'nearby rural area' is defined as a 6km distance from the application site and the entire area of any Community Council divided by the 6km distance, excluding properties within the development boundary of any settlement with the exception of the settlement where the application was located. Although the relevant form referred to was not completed in the Affordable Housing SPG, details were received as part of the application from the background of the prospective occupiers. These details refer to the fact that the applicant for house number 1 has lived with his/her parent for 9 years in Llanengan, and that one of the applicants for house number 2 had lived in the village of Llanengan for over 15 years. Therefore, it is reasonable to accept that they comply as they have lived within the cluster or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past.

5.4 In light of the above, it is therefore considered that the proposal does not fully meet the requirements of criterion 1 of Policy TAI 6, or fully meets the requirements of the Affordable Housing SPG.

5.5 ***Criterion 2 - The site is an infill site, between buildings highlighted on the relevant Inset Map, or a site directly opposite the curtilage of a highlighted building.***

This criterion requires that the site is an infill site between buildings highlighted on the relevant inset map, or is a site immediately opposite a highlighted building's curtilage. The site in question is not an infill site. Although the Drws y Llan property, located to the south-west, is highlighted in red, the property to the north-east, Minffordd, is not highlighted and, therefore, the site cannot be an infill site between highlighted buildings. Otherwise, only sites directly opposite the highlighted building's curtilage are acceptable. Strategic Policy PS 17 also supports this viewpoint, stating that only sites near a dwelling which are highlighted (on the infill maps) will be considered. The site in question would not be located directly near the property's curtilage to the south-west of the site (Drws y Llan), and the property to the north-east (Minffordd) is not highlighted on the plans. The houses are highlighted in red on the other side of the county road. However, as the road is located between these buildings and the site, the site in question would not be located immediately adjacent to the curtilage of a building that has been highlighted in red. The New Houses in Rural Villages Supplementary Planning Guidance gives an idea of the type of sites which are acceptable in relation to this part of the policy, and that sites where there is a road between the building that is highlighted in red and the site are not suitable. It is, therefore, not considered that the proposal of developing the site in question would conform to criterion 2 of Policy TAI 6 or to Policy PS 17.

5.6 ***Criterion 3 - The scale of the development is consistent with the character of the settlement.***

It is reasonable to accept that a development of two houses on a scale consistent with the character of the settlement would be acceptable with regard to criterion 3. Additionally, some of the characteristics seen in the design of the houses reflect housing in the vicinity and are considered acceptable.

5.7 ***Criterion 4 - That the proposal would not create an intrusive feature in the countryside, and would not create a piecemeal development pattern, or create a ribbon development contrary to the general development patterns of the settlement.***

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Additionally, it is not considered that the proposal is contrary to criterion 4 of Policy TAI 6 as it is not considered that developing the site would create an obtrusive feature in the countryside and that developing the site would appear to follow the general pattern of development found in Llanengan.

5.8 ***Criterion 5 - The size of the property reflects the specific need for an affordable house in terms of the size and the number of bedrooms.***

From the information submitted, it appears that couples are interested in the house, but couples who do not currently have any children. Whilst the applicants do not have a current need for three bedrooms, it is considered that constructing three bedroom houses is reasonable in terms of size. The houses in question are two-storey, and the internal surface area is approximately 116 square metres. At the time of dealing with the previous application (C18/0926/39/LL) which was withdrawn, along with the pre-application advice, reference was made on many occasions to the maximum size of affordable houses as noted in the relevant SPG at the time, namely the Affordable Housing SPG (2009). At the time, the size of affordable three bedroom houses was measured internally as 100 square metres. Since the application was submitted, a new SGP Affordable Housing has been adopted. From looking at this SPG, it can be seen that the size of the affordable houses have been reduced in comparison to the previous Affordable Housing SPG; now, the size for a two-storey, 5 person, three bedroom house is 94 square metres. Therefore, the houses that are the subject of this application are larger than what is designated in the Affordable Housing, SPG and it is not considered that the size reflects the size of an affordable property. The applicants have referred to an affordable housing site in Mynytho, and have alleged that the houses on this site are larger than what is currently noted in the Affordable Housing SPG. These houses were three bedroom dormer houses. This means that the bedrooms are partially located in the roof space. On paper, these houses measure 116 square metres internally, but having considered the useful floor space on the first floor, the internal floor surface area of these houses came down to 99 metres square, which was in-keeping with the Affordable Housing SPG, which was currently active. It is considered that the houses in the existing application have an internal floor surface area of approximately 116 square metres, which is contrary to the requirements of criterion 5 of Policy TAI 6 of the LDP, along with the requirements of the Affordable Housing SPG.

5.9 ***Criterion 6 - Due to the more sensitive rural location than usual, the development will be required to make the best use of the natural features of the site and retain any natural features on the site or on the site boundary which are worth retaining.***

The site is currently surrounded by a fence, and there is elevated land towards the rear of the site, which is mainly covered with gorse and fern. The proposal would not extend into the elevated land to the rear of the site and, therefore, the natural features there would be retained. It is intended to construct a stone wall / *clawdd* on the boundary with the county road, and it is considered that this would be in-keeping with the area. It is intended to have a post and wire fence on the other boundaries, and this is relatively rural in nature. It would also be possible to impose a condition to agree on the landscape details for the proposal. As a result of the above, it is considered that the area's features would be retained, and it is intended to include suitable features for the other boundaries. It is considered that the proposal is acceptable in relation to criterion 6 of Policy TAI 6 of the LDP.

5.10 ***Criterion 7 - There are mechanisms to restrict the occupancy of the house initially and in perpetuity to those who have a need for an affordable house.***

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If all matters were acceptable, it would be possible to bind both proposed houses as affordable homes through a 106 agreement. However, policy TAI 6 along with Policies PS 17 and TAI 15 promote affordable housing only within clusters such as Llanengan. The houses should not only be affordable for the applicants (first owners), but they should also be houses that continue to be affordable for any future prospective buyers. As part of the application, an estimation was given for the proposed houses from Beresford Adams. This notes that the open market price of the houses would be £325,000. In an area such as Llanengan, where house prices are high, it is customary when preparing a 106 agreement to provide a discount of approximately 40% or 45% in the house price when they are sold on. In this case, a 40% reduction would create a development worth £195,000 and even by issuing a 45% discount, the price would still be £178,500. The Gwynedd and Anglesey Joint Local Development Plan 2011-2026 in para. 6.4.99 states: "In 2015 median house price in Anglesey and Gwynedd stood at approximately £156,000 and £144,000, respectively. While this is not considered high by national standards, when compared to average household income they are considered unaffordable. At entry level the problem is more pronounced and many local people, especially younger people, often find themselves priced out of the market". It is stated in paragraph 3.3.7 of the Affordable Housing SPG that affordable houses provided as intermediate houses must be affordably priced for the proposal area. The Councils use the median income of a household, multiplied by 3.5, along with the 5% or 10% deposit, based on the level required by mortgage providers. It can be seen in appendix 4 of the Affordable Housing SPG for the Llanengan area, which includes Sarn Bach, Llangian, Mynytho and Llanengan, that the median income for a household is £29,127 and that 3.5 x the income of the household is £101,944. From these figures, it can therefore be seen that the value of the houses that are the subject of the existing application, even with a 45% discount in the 106 agreement, would be substantially higher than what the mortgage of families in the area could obtain, should the houses be sold in future. Within the parish of Llanengan, there have been cases in the past where affordable houses have been approved and, as in the case of this application, the applicants have noted that they would be affordable housing for them for life, where house prices are high, and therefore they are not affordable houses in reality, which means that a 106 agreement has been withdrawn, and the houses then become open market housing. It is, therefore, considered that this proposal is not in-keeping with the requirements of criterion 7 of Policy TAI 6 and that it does not adhere to Policies PS 17 and TAI 15, as the proposal would not be able to ensure that the houses continue to be affordable forever in light of their price.

- 5.11 The comments of the applicants regarding house prices in the area are recognised, and that there are a lack of suitable houses for affordable prices. However, it can be seen that houses have been approved in the area as affordable housing and that they remain empty. The applicants themselves have referred to the fact that houses on the site of the former Harbour hotel in Abersoch are still for sale, but that they are too small in their opinion. When the applicants were looking, the affordable houses near the Church in Llanengan had not been taken. However, whilst preparing this report, it was seen that one of these affordable houses on the site was for sale. Therefore, houses that have received permission as affordable houses are available in the area.
- 5.12 Therefore, in light of the above, it can be seen that this proposal does not meet a number of the criteria of Policy TAI 6, and that it is also contrary to the requirements of Policies PS 17 and TAI 15 as the proposal would not provide affordable housing.

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Visual amenities

- 5.13 The design of the houses is relatively traditional, with slate pitched-roofs and the external walls being of render and stone on the porches. It is considered that the design of the houses is suitable with regards to their size and scale, and that they would be in-keeping with the surrounding houses. It is considered that the proposal would not cause significant harm in terms of the visual amenities of the area. It is not considered that it would have a detrimental impact on the character of the Conservation Area nor that it would have more than a local impact on the Area of Outstanding Natural Beauty. The site lies within the Llŷn AONB and the observations of the AONB Unit on the proposal were received. These observations note that there are many elements that are similar to other houses in the vicinity - they are two-storey, with symmetrical front elevations, slate roofs and chimney stacks and use of stone. The intention to create an earth / stone *clawdd* as a boundary with the road, which would be in-keeping with the rural location, is noted; and, the AONB Unit does not consider that the development would disrupt the AONB. There is agreement with these observations. It is considered that the proposal would be acceptable in terms of Policies PCYFF 3, AMG 1, PS 20 and AT 1 of the LDP. Should the application be approved, it would be possible to impose conditions with regard to agreeing the exact materials and also in terms of agreeing on a full landscape plan for the site to ensure that the proposal is in-keeping with its rural background.

General and residential amenities

- 5.14 There are residential dwellings situated near the site. The closest, namely Minffordd, is located to the north-eastern boundary. There are two ground floor windows on the side of the houses that would face this property. As they are ground floor windows, it would be possible to construct a fence / shrub up to 2 metres high on this boundary without any planning permission, which would overcome any overlooking concerns. As other houses are located further away or on the other side of the county road, it is also not considered that the proposal would cause overlooking for any other houses. The houses that are the subject of the application are located at the rear of the site compared to the property to the north-east, and it is not considered that they would cause substantial overshadowing in terms of the nearby property or its garden. It is not considered that the proposal would cause significant harm to the amenities of the local community. The proposal is considered to be acceptable with regard to the amenities aspect of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.15 There is an existing vehicular entrance to the site, and the proposal would involve having one access to serve both properties. It is intended to prepare a turning space within the curtilage, along with parking spaces for four cars (two for each property). The Transportation Unit had no objection to the proposal, but should the proposal be approved, it would be required to include highways conditions relating to the access, parking and turning spaces, agreement on surfacing methods near the highway, and also the height of the boundary walls. The proposal is considered to be acceptable in relation to Policies TRA 2 and TRA 4 of the LDP.
- 5.16 Correspondence was received, which submitted observations on the application by a third party, which referred to a historical agreement for having a parking space for the Bwlch Gwyn property, which is located opposite the site. Such agreements are not a planning matter, and therefore this would be a matter to be settled between the land owners and the owner of Bwlch Gwyn.

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Biodiversity matters

- 5.17 Observations were received from the Biodiversity Unit on the proposal, which noted that there was a record of slow-worm in the field, and another record on a site 150 metres away. There are also reports of lizards and adders within 100 metres of the site. Therefore, the Biodiversity Unit is of the opinion that the site is likely to contain reptiles that are safeguarded under the Wildlife and Countryside Act 1981, and recommends that a reptile report is completed for the proposal. As the proposal is unacceptable in principle for more than one reason, a reptile report was not requested, as this would involve additional costs for the applicants on a proposal that is entirely contrary to policies, which are not possible to overcome by amending the application. Therefore, as it stands, it is considered that the proposal is also contrary to the requirements of Policy AMG 5 as it currently cannot be ensured that the proposal would avoid substantial detrimental impact to the area's biodiversity.

6. Conclusions:

- 6.1 From the above assessment, it can therefore be seen that the proposal is contrary to many criteria within Policy TAI 6. The need for an affordable house for local need has not been proven for both houses, contrary to criterion 1; the site is not on an infill site between buildings or a site that is directly opposite a building's highlighted curtilage, which is contrary to criterion 2; the size of the houses is larger than what is noted in the Affordable Housing SPG, therefore it is contrary to criterion 5; and, the price of the houses, even with a discount, would not ensure that they are affordable houses forever, contrary to criterion 7. In addition to the final point, the proposal would not comply with the requirements of Policies PS 17 and TAI 15, which require affordable housing to be placed only in the housing clusters identified in the LDP. The proposal is, therefore, also contrary to the requirements of Affordable Housing SPG (2019). Also, the proposal is currently contrary to Policy AMG of the LDP as it cannot be ensured, in the absence of a reptile survey, that the proposal would avoid substantial detrimental impact on the area's biodiversity. Therefore, in light of the above, it must be recommended to refuse the application.

7. Recommendation:

- 7.1 To refuse – reasons:
1. In accordance with the Supplementary Planning Guidance: Affordable Housing (2019), when the initial occupiers of intermediate accommodation are known, they need to be registered with Tai Teg and they need to have been the subject of a Tai Teg Assessment in order to confirm their eligibility for an affordable house. Both applicants have not been successful in being assessed by Tai Teg and, therefore, it is not considered that an affordable house for local need has been fully proven. The proposal is, therefore, contrary to criterion 1 of Policy TAI 6 of the Gwynedd and Anglesey Joint Local Development Plan and the requirements of the Supplementary Planning Guidance: Affordable Housing (2019).
 2. The site is not an infill site between highlighted buildings, and it is not located directly opposite a curtilage of a highlighted building; therefore, it is contrary

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to the requirements of Criterion 2 of Policy TAI 6 of the Gwynedd and Anglesey Joint Local Development Plan.

3. The size of the houses does not reflect the size of affordable houses as noted in the Supplementary Planning Guidance: Affordable Housing; therefore, it is considered that the proposal is contrary to criterion 5 of Policy TAI 6 of the Gwynedd and Anglesey Joint Local Development Plan and the requirements of the Supplementary Planning Guidance: Affordable Housing (2019).
4. In light of the open market price of the houses, they cannot be justified as an affordable development because the value of the houses, even at a reduced price, would be too high to satisfy any affordable need. It is considered that the proposal is, therefore, contrary to criterion 7 of Policy TAI 6, Policy PS 17 and Policy TAI 15 of the Gwynedd and Anglesey Joint Local Development Plan and the requirements of the Supplementary Planning Guidance: Affordable Housing (2019).
5. In the absence of a reptile survey, it cannot be ensured that the proposal would avoid substantial detrimental impact on the area's biodiversity. The proposal was, therefore, contrary to Policy AMG 5 of the Gwynedd and Anglesey Joint Local Development Plan.

PLANNING COMMITTEE 1/7/19

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

Councillors: Stephen Churchman, Anne Lloyd Jones, Berwyn Parry Jones, Huw G. Wyn Jones, Edgar Wyn Owen, Gareth A. Roberts, Eirwyn Williams, Gruffydd Williams and Owain Williams.

Others invited: Councillors Annwen Daniels and John Brynmor Hughes (Local Members).

Also in attendance: Gareth Jones (Senior Planning Service Manager), Cara Owen (Planning Manager), Keira Sweenie (Development Control Team Leader), Rhun ap Gareth (Senior Solicitor) and Bethan Adams (Member Support Officer).

Apologies: Councillors Simon Glyn, Louise Hughes, Elin Walker Jones and Dilwyn Lloyd.

1. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

The following members declared that they were local members in relation to the items noted:

- Councillor John Brynmor Hughes (not a member of this Planning Committee), in relation to item 5.3 on the agenda (planning application no. C19/0027/39/LL);
- Councillor Annwen Daniels (not a member of this Planning Committee), in relation to item 5.4 on the agenda, (planning application number C19/0154/03/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 took place on 10 June 2019, as a true record.

3. PLANNING APPLICATIONS

The Committee considered the following applications for development.

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

RESOLVED

1. Application Number C19/0149/46/LL - Congl y Cae, Llangwnnadi, Pwllheli

Demolish existing outbuilding and construct a single-storey extension to dwelling and conversion of outbuilding into two holiday units

- (a) The Planning Manager elaborated on the background of the application, noting that this application was deferred at the Committee meeting on 20 May 2019 in order to have an opportunity to consider the context of appeal number (C18/0023/42/LL), which was refused for reasons relating to an excess of second homes in the area. It was noted that as a result of the figures noted in the appeal decision, it was considered necessary to re-assess the application against the relevant figures.

It was noted that an application for the 'Demolition of outbuilding attached the house and erect a single-storey extension in its place', which formed part of the submitted application, had been approved on 28 June 2019.

It was reported that an appeal for a lack of decision had been registered with the Planning Inspectorate. It was explained that should the application be refused or deferred, the appeal would continue.

Attention was drawn to additional comments received, which included the observations of the Business Support Unit of the Economy and Community Department on the robustness of the business plan.

It was noted that Policy TWR 2 of the Gwynedd and Anglesey Joint Local Development Plan (JLDP) permitted proposals to convert existing buildings such as agricultural buildings into holiday accommodation as provided they complied with five criteria. Reference was made to criterion 'v', which required that 'The development does not lead to an excess of such accommodation in the area.'

It was revealed that the applicant, in accordance with the requirements of Policy TWR 2, had submitted a comprehensive business plan that included investment figures, costs and projected letting figures, and it was considered that its content was realistic and demonstrated the viability as holiday use. The Business Support Unit of the Economy and Community Department agreed with these findings, and were satisfied that it was a suitable business plan for the application.

It was noted that over-concentration had been assessed in the context of the Supplementary Planning Guidance: Holiday Accommodation and the appeal decision on Tŷ'n Pwll, Nefyn. It was revealed that the assessment had confirmed that 14% of the domestic units in the area of Tudweiliog Community Council were second homes, therefore this was higher than the 10% threshold used by the Inspector on the appeal in Nefyn. It was explained that the applicant did not agree with the figures, and noted that the majority of second homes were not let, and that he disagreed with the grounds to which the over-concentration was assessed.

It was noted that despite the applicant's arguments and although all the other TWR 2 matters were acceptable, on the basis of the current above figures and in light of the Inspector's decision and assessment on the Ty'n Pwll, Nefyn appeal, a recommendation to refuse the application had to be made on the grounds of an over-provision of such accommodation and contrary to criterion 'v' TWR 2 of the LDP and the threshold of Supplementary Planning Guidance: Holiday Accommodation (2011).

- (b) Taking advantage of the right to speak, the applicant noted the following main points:-
- That substantial alterations had been made to the proposal in order to make the development acceptable;
 - That the recommendation of the officers had been amended, and the figure of 14% of domestic units being second homes in the area of Tudweiliog Community Council was the basis to the recommendation to refuse the application;
 - That the Supplementary Planning Guidance: Holiday Accommodation (2011) was outdated. The Supplementary Planning Guidance – Tourist Facilities and Accommodation, which was to be adopted, considered the strength of the business case rather than specific percentages. The planning officers and the Business Support Unit confirmed the robustness of the business case;
 - That the current average of second homes in Gwynedd was 8.5%, with Tudweiliog at 14% and Nefyn at 33%;
 - Extensive research had been conducted, which had demonstrated that there were no more than 25 self-service units in the ward, and none of them were at a 5* level, namely the intention for this development;

- That Nefyn's situation was different to the Tudweiliog area, with five times more second homes in Nefyn;
- The proposal would mean keeping the same footprint and external characteristics;
- A local person would be employed to supervise the site, and the intention was for the applicant and his family to settle in Congl Cae after his children completed their education.

RESOLVED to refuse the application.

Reason:

Since 14% of second homes were within Tudweiliog Community Council the proposal would lead to an over-concentration of self-serviced holiday accommodation in the area and was therefore contrary to criterion v of Policy TWR 2 of the Gwynedd and Anglesey Joint Local Development Plan (2017) and Supplementary Planning Guidance: Holiday Accommodation (2011).

2. Application no C18/1133/14/LL – Cwm Cadnant Valley, Ffordd Llanberis, Caernarfon

Replace 32 touring caravan pitches with 25 holiday lodges for year round holiday use.

- (a) The Planning Manager elaborated on the background to the application, and noted that the proposal involved locating 25 holiday units within a concealed site and within the built environment and it was considered that this proposal would not lead to an over-concentration of similar static caravan/chalet sites in the vicinity of the application and that, in itself, it would not have a substantial and significant impact on the character and amenities of the local landscape. It was explained that the proposal would reduce the density of the use of the current site, by replacing 32 touring caravans.

Given its concealed location within the townscape; its scale which was less dense than the current use and the fact that it appeared that the holiday accommodation and the overall site would provide high quality facilities, the proposal was acceptable.

It was revealed that there were flooding issues on parts of the site, and that the applicant had moved the chalets from the part that suffered flooding, and that there was no access within the flood zone. It was noted that Natural Resources Wales was satisfied with the proposal.

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:

- There were many static unit sites in the area, and the number of static units in the area was way above the threshold of over-concentration. Of the opinion that converting a static caravan site into a permanent static units site was a step too far;
- With regard to the Tourism Unit's concern regarding the overprovision of static units and the lack of touring sites in the Caernarfon area, what assessment had been made? The number of touring caravan sites in the area needed to be protected;
- The proposal would mean less transport, and would not be visible from anywhere;
- The development was better than the existing development. Would the applicant sell or let the chalets?
- The proposal would be an improvement to the site, with a reduction in the number of units. The Town Council did not object the proposal, it was not possible to restrict the

use of the site to 11 months in accordance with their wish, but imposing a holiday use condition only/keeping a register would ensure that the chalets would not be occupied as permanent homes.

- (c) In response to the above observations, the officers noted:
- In the context of Policy TWR 3 of the JLDP, over-concentration was assessed in terms of the capacity of the local landscape for additional holiday chalet or caravan developments. The development would not be visible in the landscape;
 - That the Tourism Unit's wish was to have more touring sites. That there were touring sites in the area and there was potential in the landscape for new touring sites. The proposal did not undermine any planning policies;
 - The Anglesey, Gwynedd and Snowdonia National Park Capacity and Sensitivity Study - (Gillespies, 2014), noted that there was capacity for small developments;
 - The applicant's intention to sell or let the chalets was unknown, but there was no requirement to receive this confirmation.

RESOLVED to approve the application.

Conditions:

1. Time (five years)
2. In accordance with the plans
3. Submit and agree a detailed Environmental Construction Method Statement for the period of developing the site.
4. Must adhere closely to the submitted Ecological Survey recommendations
5. Condition of holiday use only/keep a register
6. Welsh Water Condition
7. A lighting plan must be submitted

Notes

1. Welsh Water
2. Natural Resources Wales

3. Application no C19/0027/39/LL – Land near Drws y Llan, Llanengan, Pwllheli

Construction of two affordable dwellings (amended application).

- (a) The Planning Manager elaborated on the background of the application and noted that the site was in the countryside on the outskirts of the housing cluster of Llanengan. It was explained that Policy TAI 6 of the JLDP was the relevant housing policy for clusters, and this could enable the construction of houses in clusters if compliance could be secured with all criteria contained in the policy.

Details were given on the criteria:

- Criterion 1: 'The need for an affordable house for local need (in accordance with the List of Terms) has been proven' - That the need for an affordable house for the initial occupiers of house number 1 had been proven, but the need for an affordable house for the occupiers of house number 2 had not been proven. In light of this, the proposal does not fully meet criterion 1 with regard to proving the need for affordable housing.
- Criterion 2: 'The site is an infill site, between buildings highlighted on the relevant Inset Map, or a site directly opposite the curtilage of a coloured building' - The application site was not an infill site as it was not located directly adjacent to the curtilage of a coloured building with the county road between the road coloured in red and the site. The New Houses in Rural Villages Supplementary Planning Guidance gave an idea of the type of sites which were acceptable, and that sites where there was a road between the building coloured in red and the site were not suitable.

- There was no concern with regard to criterion 3 and 4.
- Criterion 5: 'The size of the property reflects the specific need for an affordable house in terms of the size and the number of bedrooms' - The houses in question were two-storey with an internal floor surface area of approximately 116m². Since the application was submitted, a new Supplementary Planning Guidance (SPG) Affordable Housing has been adopted. It could be seen that the size of the affordable houses had been reduced in comparison to the previous Affordable Housing SPG; now, the size for a two-storey, 5 person, three bedroom house was 94 square metres. It was not considered that the size of the houses reflected the size of affordable properties.
- There was no concern with regard to criterion 6.
- Criterion 7: 'There are mechanisms to restrict the occupancy of the house initially and in perpetuity to those who have a need for an affordable house' - As part of the application, an estimate was received for the proposed houses, which was prepared by Beresford Adams. The estimate noted that the open market price for the houses would be £325,000. A 45% discount linked to the Affordable Housing 106 agreement would not make the houses affordable for other families in the area. There had been instances in the parish of Llanengan in the past, where house prices were high and, therefore they were not really affordable houses. Consequently, 106 agreements were removed from the houses, thus making them open market houses.

It was recommended to refuse the application as the proposal was contrary to many criteria in Policy TAI 6. The need for an affordable house for local need had not been proven for both houses, the site was not in an infill site between buildings or a site that was directly adjacent to the curtilage of a coloured building, the size of the houses were larger than what was noted in the Affordable Housing SPG, and the price of the houses, even with a discount, would not ensure that they were affordable houses forever. The proposal was also contrary to Policy AMG 5 of the JLDP, because a reptile survey had not been submitted.

- (b) Taking advantage of the right to speak, the applicant noted the following main points:
- They had lived in the area for years, and that they felt passionate about the village and the location;
 - The proposal would enable both couples to stay in the area to raise a family;
 - The applicants worked in the area and contributed to the community; two of the applicants were builders, one worked in the medical field locally, and she was a new Headteacher at a local school;
 - As part of her work as a Headteacher, she worked in accordance with the Language Charter and Welsh Government's Cymraeg 2050 report, which aims to have a million Welsh speakers by 2050. Welsh Government's document noted: 'In Welsh communities, the challenge is to ensure that people have high quality jobs, attractive careers and homes in order for them to be able to stay or return to these communities';
 - That house prices in the area were extremely high, and the only option to settle there was to build a house. Land had been received from family in order to self-build, which was affordable in the true meaning of the word;
 - The prospective occupiers of house number 2 were not eligible under Tai Teg, because Tai Teg processes did not provide for self-builds;
 - The development would infill appropriately;
 - An attempt had been made to reduce the size in order to get closer to the criteria, but this was an attempt to develop homes for life;
 - Completely accepted the conditions of the Biodiversity Unit, and intended to follow the guidelines in order to avoid harm to the area's biodiversity.
- (c) The local member (not a member of this Planning Committee) noted the following main points:

- That he had received a letter of support to the application from Liz Saville Roberts, Member of Parliament for Dwyfor Meirionnydd. He agreed with the observations in the letter, and therefore, he would read the content of the letter;
- That the application site was an appropriate infill site;
- That the propriety of the authority's affordable housing policies needed to be scrutinised in communities such as Llanengan;
- The situation of Llanengan could not be compared with the situation of other communities in Gwynedd as Llanengan was an extension of Abersoch, and the open market housing in the area were not affordable;
- The way the affordable housing policy was interpreted for the market housing situation in Llanengan should be revised; unless this was done, the affordable housing policy would not be implemented in accordance with the aspirations of the people of Gwynedd;
- The specific circumstances of the applicants had not been considered in the context of self-builds;
- That the size of the houses had been somewhat reduced, and the applicants were prepared to sign a 106 agreement;
- In terms of the value of the houses in future, in order to satisfy the need, a sub-standard design would need to be agreed. The specification of affordable houses on a housing estate in Mynytho was different, therefore there was no consistency;
- That the applicants had the means and the skills, and something was amiss in the interpretation of the policy if they were not worthy of affordable houses;
- That the applicants had received advice from an officer that an application for two houses would be more acceptable in terms of infill;
- That two small cottages were for sale near the site; one for over £300,000 and another for £250,000;
- That the houses would only be served by one access, with the boundary being set back to widen the road;
- Should the Committee believe that the application be refused, a site visit should be considered, because an appeal would be submitted should the application be refused;
- Support for the application had been received from councillors and former councillors;
- That the Community Council were surprised that their views had not been accepted.

(ch) It was proposed and seconded to approve the application contrary to the officers' recommendation.

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

- That the application in question was unique, and would provide homes for life for professional Welsh people, enabling them to stay in Llanengan;
- The policy did not take into consideration the situation of the nearby areas of Abersoch in terms of market prices;
- Sympathy for the applicant's situation, but the proposal was contrary to too many policies, therefore the application could not be supported;
- Full sympathy was given to the applicants, but a similar application had been refused in Llanbedrog. There was a need for consistency;
- That the Welsh language and culture was under threat, and the economy of the area was fragile. It was a difficult decision, and that refusing the application would shatter the hopes of young families to stay in Pen Llŷn. Welsh Government's ambition of achieving a million Welsh speakers would not be realised if this application be refused;
- A difficult application to determine. If the application be approved, it would go against policies and the policies would need to be reviewed; consequently, there would be an influx of such developments;

- Sympathy with the applicants' situation, but the houses would be there forever. Tai Teg should look at the affordability of self-builds. The policies did not support the application;
- Self-building was the only way to obtain an affordable house. In the context of infill, the houses were dispersed in Llanengan, and the land opposite was no better. That house prices in the Abersoch area were out of reach for young people and that they moved out of the area. The only way to keep Welsh speakers in the area was to approve the application. In accordance with what was noted in the Supplementary Planning Guidance, that the size of an affordable house was 94m², which is too small to raise a family, therefore the size aimed for should be revisited;
- The houses should be bound to an Affordable Housing 106 Agreement.

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

- Whilst understanding that it was a difficult decision for the Committee, the policy set the circumstances in the context of affordable housing. The houses had been valued at £325,000, therefore the houses were not affordable, and there was no purpose to creating a 106 agreement. Approving the application would mean approving open market housing in the countryside;
- That there were firm reasons to refuse, therefore approving the application would be contrary to the recommendation and contrary to policy. It was understood that members wished to support local people, but there were many properties for sale nearby. Although the houses would be affordable to build due to the skills of the applicants and land ownership, the houses would not be affordable in future. An intention to refer the application to a cooling-off period, should the application be approved, was noted;
- The houses would not be affordable, even with a 45% discount linked to a 106 agreement. There had been a successful appeal to lift an Affordable Housing 106 agreement from a site near the application site, as it was not an affordable house. There was no doubt about the motivation of the applicants, but the houses would not be affordable. Similar applications had been refused not so long ago, and the application in question was contrary to policies relating to developments in the countryside. That there was a need to be aware of the implications of approving the application;
- Although applications were considered on their own merits, consistency was necessary in relation to implementation. The application in Llanbedrog was refused on the grounds of affordability. There was a need to be cautious of the impact of a decision to approve the application on other applications. The reasons for refusing were robust and, of course, the applicants had a right to appeal;
- That the Gwynedd and Anglesey Joint Local Development Plan was being monitored, and the plan would be reviewed in 2021, which could mean amendments, but the decision had to be made on the basis of existing policies;
- Should the application be approved, it should be noted that it would be subject to receiving a reptile survey in order to comply with the requirements of legislation;
- The houses could be bound to an Affordable Housing 106 agreement, but this would mean additional costs for the applicants. The agreement could be lifted on appeal as the houses would not be affordable.

RESOLVED to approve the application, contrary to the officers' recommendation, subject to receiving a reptile survey report.

Reason:

Satisfies the local need for housing.

The Senior Planning Service Manager noted his intention, in accordance with the Procedural Rules of this committee, to refer the application to a cooling-off period and

to bring a further report before the committee highlighting the risks associated with approving the application.

4. Application no C19/0154/03/LL – Market Hall, Church Street, Blaenau Ffestiniog

Conversion of building into 14 flats.

- (a) It was reported that late observations had been received from the Language Unit, which noted that they did not feel that sufficient information had been submitted by the developer in order to be able to form a full opinion on the impact of the development on the Welsh language; and, due to a lack of clarity in the developer's documents, the standpoint that there would be no impact could not be supported. The Committee was requested to defer the application in order to discuss with the applicant, and to understand the linguistic situation in the context of what was being offered as part of the proposal.

A proposal to undertake a site visit was made and seconded. A vote was taken on the proposal, but it fell.

RESOLVED to defer the application.

5. Application no C19/0323/11/LL – 233-235, High Street, Bangor

Alterations to the first and second floors to create eight self-contained living units, along with modifications to the front elevation of the building.

- (a) The Planning Manager elaborated on the background of the application, and it was noted that Policy TAI 9 of the Gwynedd and Anglesey Local Development Plan (JLDP) permitted the subdivision of existing properties into self-contained flats, provided they complied with the relevant criteria.

It was noted that the Housing Mix Statement submitted by the applicant stated that there was a lack of provision with regard to one-bedroom units in Bangor. The information received from the Housing Strategy Unit confirmed a lack of provision with regard to this type of accommodation, stating that there were 940 applicants on the Council's Housing Options Team register who wished to obtain one-bedroom units in the Bangor area; and that approving this application would go some way toward responding to the demand for social housing of this kind.

It was confirmed that although the proposal did not provide more units than the indicative housing provision, the applicant had voluntarily submitted a Language and Community Statement. It was noted that the Language Unit had concluded that the development itself would not have a significant impact on the character and linguistic character of the community.

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

It was recommended to impose an additional condition to what was stated in the report, in order to ensure a waste bin/storage provision to satisfy the needs of the units permitted.

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

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

- There was an increasing number of applications to modify buildings into residential units in Bangor, and that there was a need to question whether there was any demand for these types of units;

- 940 applicants who were on the Council's Housing Options Team register wished to obtain one-bedroom units in the area;
- Many applications of this kind were being approved, but not being developed; A concern that the applications would be implemented at the same time, leading to an influx of new one or two bedroom units at the same time;
- There was no parking provision on the site - although there were public transport links, car parks and streets were full as employees parked all day, meaning that there were no parking areas for visitors. The situation needed to be monitored.

(c) In response to the above observations, an officer noted:

- Monitoring work would be undertaken and consideration would be given to planning permissions and those that were being implemented in the context of the JLDP in its entirety.

RESOLVED to approve the application.

Conditions:

1. Five years.
2. In accordance with the plans.
3. Ensure that two of the units are affordable by submitting an affordable housing scheme.
4. A waste/bin storage provision to satisfy the needs of the units.

6. Application no C19/0414/18/LL – Rhiwlas Waste Water Treatment Works, Rhiwlas, Bangor

Extension of existing water treatment works site to install appliances, equipment and landscaping

(a) The Planning Manager elaborated on the background of the application, and it was noted that the principle of approving developments for utilities' infrastructure such as water supply was based on Policy ISA 1 of the Gwynedd and Anglesey Local Development Plan. Considering the scale and nature of this development in mind, it was considered that the proposal was acceptable in principle.

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

(b) In response to an enquiry from a member, the Planning Manager noted that although the application was submitted by Welsh Water, observations were submitted as part of the statutory consultation from a different Unit from within Welsh Water.

RESOLVED to approve the application.

Conditions:

1. Five years.
2. In accordance with the plans.
3. Landscaping.
4. Comply with the mitigation measures of the Preliminary Ecological Report.

The meeting commenced at 1.00pm and concluded at 2.30pm.

CHAIR

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Number: 2

Application Number: C19/0398/11/LL

Registration Date: 03/05/2019

Application Type: Full – Planning

Community: Bangor

Ward: Dewi

Proposal: Application to demolish building (Use class B8) and erect supermarket (Use class A1), creation of 113 parking spaces, soft landscaping works, reconfiguration of site access, including the creation of a roundabout and alterations to existing parking arrangements fronting Dunelm Store together with alterations to service access

Location: Blakemore Cash and Carry, Ffordd Caernarfon, Bangor, Gwynedd, LL574SU

Summary of Recommendation: TO APPROVE WITH CONDITIONS

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1 Description:

- 1.1 The application was deferred from the committee on the 21/10/19 following receipt of comments submitted by the agent in response to the committee report. Given that the issues raised were in relation to the assessment of the need for the development, it was considered prudent to defer the application to allow proper consideration of the points raised. Following this the agent submitted a statement to further clarify the qualitative need for the development. In addition, a sustainability report was submitted, additional comments concerning the language statement and an amended site plan showing the provision of two bus shelters. The application has been re-assessed in light of this and the report amended accordingly.
- 1.2 The application seeks to demolish an existing building that was formerly a cash and carry (Use Class B8) and the erection of a 1801m² supermarket (Use Class A1), with 1,254m² of sales area floor space. The proposal also includes:
- The creation of 113 parking spaces, to include 6 disabled spaces, 7 parent and child spaces and 7 staff car parking spaces within the service yard.
 - Provision of 14 secure cycle spaces.
 - Soft landscaping works.
 - Reconfiguration of site access shared with Dunelm, to include the creation of a roundabout and alterations to existing parking arrangements fronting the Dunelm Store.
 - Provision of two bus shelters.
 - Alterations to the service access.
- 1.3 The existing building/application site is currently vacant and has been since the cash and carry ceased trading. The site is located off Caernarfon Road, which is one of the main thoroughfares into and out of Bangor. The area is characterised with a mix of surrounding land uses. The Dunelm retail store is located adjacent to the site and shares a vehicular access. The land to the rear of the site is predominantly residential with dwellings situated on land higher than the application site. The existing service access to the site is along the first part of the adopted but unclassified Toronnen Road (blocked further up) which also serves the Laura Ashley retail store and another vacant retail unit. Opposite the site there are car sales and distribution uses (B8).
- 1.4 The application is supported by the following documents & assessments:
- Planning & Retail Statement
 - Welsh Language Statement
 - Air Quality Assessment
 - Design & Access Statement.
 - Transport Assessment.
 - Travel Plan.
 - Preliminary Ecological Assessment
 - Flood Consequence Assessment.
 - Noise Impact Assessment.
 - Drainage Strategy Statement.
 - Phase 1 Preliminary Risk Assessment.
 - Phase 2 Ground Investigation Report.
 - Hazardous Ground Gas Risk Assessment Addendum Report.
 - Pre Application Consultation Report.
 - Sustainability Statement

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1.5 This application, due to the proposed floor space of the building, is defined as major development. In accordance with the requirements of the Town and Country Planning Order (General Development Procedure) (Wales), a pre-application consultation report was received as part of the application. The report shows that the developer has informed the public and statutory consultees of the proposal prior to submitting a formal planning application. The report concluded that the responses received were taken into consideration and the following amendments have been made:

- Addition of a new pedestrian link into the site from Caernarfon Road.
- A reduction in height of the fence separating the carpark and service yard to 1.5m
- Incorporation of flood-resistant measures into the fabric of the building
- Alterations to the carpark layout to the front of Dunelm.

1.6 The proposed development does not fall within the description and criteria set out in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. Given that the proposal is an urban development project it falls under column 1, part 10(b) of Schedule 2. The site area exceeds the threshold of column 2 which means that the scheme should be screened to determine if the proposal is EIA Development. The proposed development has been screened and assessed in accordance with the development criteria under Schedule 3 and it is considered that the proposed development is unlikely to have significant effects on the environment and the submission of an environmental impact assessment need not be submitted with the planning application.

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 decisions should be in accordance with the Development Plan, unless material considerations dictate otherwise. Planning considerations include National Policy and the Local Development Plan. Although the Anglesey and Gwynedd Joint Local Development Plan (JLDP) now pre-dates the most recent version of Planning Policy Wales (PPW), it is considered that the policies relevant to this application within the JLDP remain consistent with PPW.

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 7 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 set out below, 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 (July 2017)

PS 1: Welsh language and culture

PS 2: Infrastructure and developer contributions

ISA 1: Infrastructure provision

PS 4: Sustainable transport, development and accessibility

TRA 1: Transport network developments

TRA 2: Parking standards

TRA 4: Managing transport impacts

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PS 5: Sustainable development

PS 6: Alleviating and adapting to the effects of climate change

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PCYFF 5: Carbon management

PCYFF 6: Water conservation

PS 15: Town centres and retail developments

MAN 1: Proposed Town Centre Developments

MAN 3: Retailing outside defined town centres but within development boundaries

PS 19: Conserving and or enhancing the natural environment

AMG 5: Local Biodiversity Conservation

SPG - Maintaining and creating distinctive and sustainable communities.

2.4 National Policies

Planning Policy Wales, Edition 10, December 2018

TAN 4: Retail & Commercial Development

TAN 5: Nature Conservation and Planning

TAN 11: Noise

TAN 12: Design

TAN 13: Tourism

TAN 15: Development and Flood Risk

TAN 18: Transport

TAN 20: Planning & the Welsh Language

TAN 23: Economic Development

3 Relevant Planning History:

3.1 C10A/0534/11/LL – Creation of new vehicular access. Approved 08/12/2010

3/11/1288 – Warehouse extension, addition to the car park and yard. Approved 05.03.92

4. Consultations:

Community / Town Council: Objection as this development if approved is contrary to section 6.3 of the LDP i.e. “restricting the expansion of out-of-town retailing and leisure development”. There is concern at the current level of traffic movements and congestion in this area. A further large retail outlet would generate an unacceptable increase in traffic flow on Caernarfon Road which is often gridlocked currently. The

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change of use from storage to retail is contrary to the planning policy for out-of-town developments.

- Transportation: No objection. The general design for the new access is acceptable with the Transport Assessment supporting the choice of design. Addition detail is required for the new roundabout before commencing work but this is detail is to be agreed through Section 278 of the Highways Act, for example details of surface water drainage of the highway surface, location of street lamps, construction of the roundabout. Conditions are suggested if permission is given.
- Welsh Water: Having assessed the proposed foul drainage strategy, we note foul flows are proposed to be communicated into the 225mm combined public sewer at manhole chamber reference SH56706506. On the basis that foul only flows are proposed to connect into the public sewerage system at this location, we have no objection to the proposal in principle.
- Flood and Coastal Erosion Risk Management Unit: As of January 7th 2019, all new developments of more than 1 property or where the construction area with drainage implications is 100m² or more, will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers. These systems must be approved by Gwynedd Council acting in its role as a SuDS Approving Body (SAB), before construction work begins. Due to the size and nature of the development the developer has submitted an application to the SAB for approval prior to the commencement of construction works. The drainage strategy and plan submitted with the planning application shows that the developer has adopted SuDS principles within the development. Having had the opportunity to discuss the scheme with the developer we are confident that the site layout enables compliance with the national SuDS standards.
- Biodiversity Unit: No comments to make.
- Environmental Health & Public Protection: Although the site lies within a mixed-use area, a number of residential houses are located close to the development, many of which overlook the development.
- The main source of noise in the area is the traffic on the road, and along with other background noise sources in the area,

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this will be able to conceal some of the noise associated with the transportation of goods. However, the noise from the road can vary - it is generally stronger during the day and quieter during the night and early in the morning. Therefore, any noise associated with the site during the night and early in the morning could be more prominent and therefore it could bring more potential for noise nuisance during these periods.

Following my response to the Pre-application Enquiry, the Applicant has submitted two Noise Assessments, namely Spectrum Planning Noise Impact Assessment for a Proposed Aldi Food Store Report ref. RK2604/18393/Rev 0 dated 21/02/19 and Spectrum Delivery Noise Assessment Technical Document Ref: RK2704/18393 dated 03/04/19.

A Noise Assessment in accordance with Standard BS4142: 2014 has been submitted in relation to the noise from the delivery of goods as well as an assessment of the mechanical equipment serving the development. The proposal in relation to the delivery of goods offers a generous timescale to receive goods between 06:00 and 23:00 every day of the week, including weekends. The Noise Reports propose an acoustics test to support this statement and I accept the assessments as accurate.

The Reports conclude that the delivery of goods would lead to a low impact for nearby neighbours. It must be emphasised that this is not a statement noting that no noise will be created from the delivery of goods and there remains potential for the Council to receive noise complaints. Therefore, I recommend a number of conditions should the application be approved.

Noise Conditions

Before any ventilation system is used in the development, it will need to be enclosed and installed in a way that reduces the transmission of noise and vibration from the unit. The ventilation equipment installed will be maintained in accordance with the manufacturer's instructions.

The operation of any plant, machinery or equipment used in connection with the development hereby approved shall be such that any associated noise complies with Noise Rating Curve 25, between the hours of 2300 and 0700 and Noise Rating Curve 35 at all other times; when measured within any nearby residential dwelling.

Noise mitigation measures as noted in the above-mentioned Spectrum noise reports will be implemented and maintained throughout the development's use.

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Receiving Goods

Delivery times to be restricted to between 06.00 and 23.00 weekdays (Monday - Friday) and between 06.00 and 23.00 on Saturdays.

It is recommended that further restrictions are imposed on the goods delivery times, due to the nearby residential properties, to between 08:00 and 18:00 on Sundays.

Building Site Noise

As a result of the nearby residential properties, the hours of operation permitted for (construction of the) building, including associated activities such as deliveries (of supplies required/associated with construction), will be restricted to standard hours:

- 8am-6pm (Monday to Friday);
- 8am – 12pm (Saturday);
- Work is prohibited on Sundays, bank holidays or other national holidays

When work is carried out outside these hours, prior permission will be required.

Air quality/dust

A building control plan has been undertaken and mitigation/management measures were suggested in line with industry good practice. If the site receives any complaints during the construction period, the site/environmental manager would be expected to inform the local planning authority and monitor the dust boundary maintained. The monitoring to be agreed with the local planning authority prior to the commencement of the demolition/construction work.

Natural Resources Wales:	No objection subject to the imposition of a condition regarding finished floor levels and general environmental development advice.
Fire Authority:	No observations. The fire Authority will have the opportunity to comment during the Building Regulations Consultation Process.
Welsh Government (Trunk Roads):	The Welsh Government as Highway Authority for the A55 trunk road does not issue a direction in respect of this application.

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Economy and
Community:

Not Received.

Welsh Language
Services:

Agree with the findings of the assessment in that the risk is neutral in light of the fact that new jobs will be created that will be available to the local population and the development does not represent a risk to individuals using Welsh.

The comments have requested additional information to strengthen the assessment and the agent has agreed to respond to these comments prior to the Committee.

Public Consultations:

A notice was posted in the local press and near the site, nearby residents/properties were also notified. At the time of writing the report the following comments had been received raising concern on the following grounds:

- Having another vacant unit in Bangor Centre is not good.

In addition to the objections, numerous comments in support of the application had also been received which included:

- Site is more accessible.
- New roundabout would slow the traffic and increase safety.
- Will offer much needed visual improvement to the area.
- Improved access is a benefit.
- Will boost the local economy and provide employment opportunities.
- Being close to the A55 it will attract customers from further afield.
- Local residents are looking forward to this development.
- More space in the shop and more parking would be a bonus.
- A bigger store is definitely needed, car park is often full and not enough aisle space.
- Current store is too small and too cramped.
- More beneficial having large grocery stores on the outskirts.
- I live behind the proposal and welcome this development.

Other comments included:

- Please include trees on the boundary of the site.
- Bus shelters and bins required for the bus stop.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 As outlined above, the application seeks to demolish an existing building that was formerly a cash and carry (Use Class B8) and the erection of a 1801m² supermarket (Use Class A1), with 1,254m² of sales area floor space. Although the application is for an A1 food retail store the evidence and documentation submitted as part of the application refers specifically to Aldi Stores Ltd. It should however, be acknowledged that any permission would run with the land, and could be implemented by any retailer. That said, it is reasonable to assume that in all likelihood any permission (if given) would be implemented by Aldi.
- 5.2 There are a number of planning policies that relate to the principle of this development due to its location and planning policy considerations. The application site is located within the development boundary of Bangor but does not have any specific land use designations within the JLDP. The site is considered to be previously developed land as defined by PPW and the JLDP.
- 5.3 Strategic policy PS 15 of the JLDP refers to Town Centres and Retail and it contains the retail hierarchy for Anglesey and Gwynedd. Bangor has been identified as the Sub-regional Retail Centre within the JLDP which is at the top of the retail hierarchy. Given that Bangor is at the top of the hierarchy it is expected that the City will be the main focus for retailing and commercial developments but the policy also seeks to protect the vitality and viability of town centres in the plan area.
- 5.4 A Retail Study was carried in 2013 in preparation of the JLDP and concluded that there was a need for additional comparison goods floor space, but there was only a limited need for additional convenience floor space (e.g. grocery products). The findings are reflected in policy PS 15 and identified Caernarfon and Pwllheli as being the only two settlements in need of additional convenience floor space. Bangor was not identified as a settlement to be in need of additional retail comparison floor space. Having said that policy PS 15, MAN 1 and MAN 3 do not preclude new retail developments outside defined town centres and from that point of view it is not considered that the principle of development is contrary to the development plan (subject to the detailed requirements of the policy).
- 5.5 Policy MAN 3 is relevant as it deals with retailing outside defined town centres but within development boundaries. The policy states 'proposals for major retail development ...outside the defined town centre boundaries will only be granted provided they conform to the following criteria:
- The development would not undermine the retail hierarchy set out in policy PS 15 and
 - The development either by itself or in combination with other permitted or allocated retail developments would not undermine the vitality and viability of the defined town centre
 - Evidence of need for additional provision has been demonstrated;
 - The sequential approach set out in PPW.
- 5.6 Policy MAN 1 also requires retail and commercial proposals outside the defined town centres to be supported by evidence of need for additional provision and satisfy the sequential approach set out in PPW and accord with other policies in the Plan.

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Retail Hierarchy

- 5.7 Given that Bangor has been identified as the Sub-regional Retail Centre within the JLDP and that it is at the top of the retail hierarchy it is not considered that the proposal would undermine the retail hierarchy since Bangor is expected to be the main focus for retailing and commercial developments in Gwynedd and Anglesey.

Vitality and viability of the Town centre

- 5.8 Although not necessarily required in accordance with the size threshold (2,500sq.metres) of PPW and the JLDP, at the request of the LPA the applicant has carried out a minimum retail impact assessment. Paragraph 6.3.109 of the JLDP acknowledges that schemes of less than 2500 sq. m gross floor space, can have a significant adverse impact on the vitality and viability of existing centres. It was therefore considered reasonable to request the assessment to assess the potential impacts of the proposal.
- 5.9 The retail impact assessment submitted with the application acknowledges that Aldi stores generally divert trade from like for like stores such as Lidl and also other Aldi stores and that they are increasingly competing with big supermarkets such as Tesco, Asda and Morrisons. The competition between retailers is likely to continue with a larger re-located Aldi. However, the main thrust of retail planning policy is to assess the impact of the proposal on the viability and vitality of the town centre, it is not intended to inhibit competition between specific or similar retailers. The main large supermarkets are already well represented in Bangor but are edge of centre or out of centre.
- 5.10 The current Aldi store is located within Bangor city centre and due to its location and car park, it is likely that other shops and services benefit from linked trips made by Aldi shoppers. That said, Aldi argue that the products sold in their shops is limited, with only a small proportion of branded goods sold which encourages linked trips. It is likely that those choosing to shop at the proposed Aldi store would still be likely to make onward trips into the city centre to purchase other types of goods to those offered by Aldi. There are many town centre businesses that have completely different offers to a store such as Aldi and other supermarkets. People would still be likely to use the various other services and facilities such as banks, public houses and cafés that are not generally provided along Caernarfon Road and there is no evidence to suggest why a relocated Aldi would divert shoppers away from using those other town centre businesses.
- 5.11 If Aldi were to vacate their existing site, it would remain available for retail use (i.e. the current proposal is not resulting in the loss of retail floor space available in Bangor – it is the current retailer seeking to relocate) as its use right as an unrestricted retail store would remain. Its availability could potentially encourage regeneration and new investment to this area of the city. As the site is owned by Aldi they have stated that it would not be made available to a competitor selling convenience goods, the site is therefore more likely to become occupied by a comparison trade retailer.
- 5.12 The retail report submitted assumes a trade impact of 2% on the viability and vitality of Bangor town centre as a result of the re-location. This is for convenience goods and is not considered a significant adverse impact on the vitality and viability of the town centre. There are no major unimplemented retail consents in Bangor or allocated sites that would potentially contribute towards cumulative impacts upon the town centre.

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- 5.13 The application was extensively advertised which included a notice in the local press. On the whole, the comments received were in support of the scheme but one letter did raise concern about having another vacant unit in Bangor Centre. An expression of interest was made into the progress of the application from one of the main large convenience retailers but at the time of preparing the report no further comments had been received and none have been received from any retailers from the city centre.
- 5.14 The impact of the development on the town centre can also be managed with the imposition of planning conditions to ensure that future use of the proposed store wouldn't undermine the function of the town centre. This would include restricting the use to defined retail floor space and would also prohibit the subdivision of the store into smaller units which would be more likely to compete with units on the High Street.
- 5.15 Overall, it is considered that there will be no significant impact on the vitality and viability of the town centre from the relocation of Aldi. It is considered that the Planning and Retail Statement demonstrates that there will be no material conflict with policies PS15, MAN 1 and MAN3.

Evidence of Need

- 5.16 Policy MAN 1 and MAN 3 both require proposals for new commercial and retail proposals outside defined town centres to be supported by evidence of need for the additional provision. It should be noted that the policies within the JLDP do not differentiate between qualitative and quantitative need. It is therefore a matter of fact and degree for the LPA to balance these different categories of need taking National Policy (PPW) and Guidance (TAN 4) into consideration.
- 5.17 National retail planning policy is contained in Planning Policy Guidance Wales (PPW) Edition 10 and Technical Advice Note 4 (TAN 4) "Retail and Commercial Development". PPW states that planning authorities should first consider whether there is a need for additional retail provision outside commercial centre boundaries and precedence should be given to establishing quantitative need before qualitative. TAN 4 states that government advice does not prescribe a particular methodology for undertaking need assessments. However, they should be prepared in a "logical and transparent way" and usually include a forecast expenditure of goods to be sold and include sales data for both existing and future retail provision.
- 5.18 TAN 4 further emphasises it is a matter for the Local Authority to determine and justify the weight given to any qualitative need assessment which is based on meeting the quality provision of shopping for individual communities. Paragraph 6.7 of TAN 4 identifies some of the circumstances, where in combination, improvements to shopping quality could be made. These, amongst others, include meeting the objectives of a retail strategy and locating shopping in a highly accessible site for public transport, walking and cycling.

Quantitative Need

- 5.19 The applicant has submitted an assessment (Planning and Retail Statement) of whether there is sufficient spending capacity (quantitative need) in the study area to justify the new Aldi store which is based on a bespoke household survey of resident shopping patterns and up to date population spending data provided by CACI. The assessment of quantitative need is based on convenience goods only as the proportion of comparison goods sold is ancillary to the convenience sales and can be suitably

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controlled by planning condition. That said, policy PS 15 has identified that there is a need for 7,913m² of additional comparison goods floor space in Bangor.

- 5.20 Table 3 of the Planning and Retail Statement, using population and personal spending trends, demonstrates that the overall convenience spend in the catchment will increase from £71.17m in 2019 to £71.78m in 2024. Taking shopping pattern information from the sample household survey of between 250-300 residents and an estimate of tourism expenditure inflows a total turnover of convenience shopping spending (in the catchment area) is estimated as being £82.54m by 2024 (Table 5 of the Planning and Retail Statement).
- 5.21 Table 6 of the Statement estimates spare need capacity by increasing growth in spending due to population increase to 2021 and 2024 and adding expenditure leakage from outside the study catchment area. This is £5.31m and £5.76m for the respective years. A substantial amount of this capacity is shopping leakage to other areas outside the catchment area of £4.85m and £4.88m. Some of this leakage will be clawed back to the catchment area as a result of the enlarged and modernised Aldi. It is also expected that further trade will be diverted to Aldi from existing convenience stores within the catchment area
- 5.22 Table 7a of the Statement estimates that the proposed Aldi store by 2021 will increase turnover by £2.13m over and above the likely performance of the existing store if it were to remain as existing. This additional turnover needs to be compared with the estimated increased expenditure capacity calculated as being £5.31m in 2021 and £5.76m in 2024. The applicant has estimated that this expenditure increase will be sufficient to meet the uplift in turnover from an enlarged Aldi. .
- 5.23 Of relevance to the question of need is the “Gwynedd and Anglesey Retail Study Volume 1: Main Centres” (February 2012) prepared by Applied Planning for Gwynedd and Anglesey and which informed the preparation of the now adopted Joint Local Development Plan (2011-2026) by both Councils. Although this study also covers comparison shopping and is becoming outdated, its conclusions remain relevant. In paragraph 4.32 of this study, it concludes that once Asda in Bangor became operational there was a surplus (in 2012) of 1,322m² of convenience floor space and therefore there was “no need to allocate additional convenience floor space in Bangor during the plan period to 2026”. On this basis no further allocations were made in the Joint Local Development Plan for Anglesey and Gwynedd. The convenience shopping floor space has not fluctuated substantially since 2012 due to closures or new development, nor has the population substantially increased in Bangor or the wider catchment area. However, shopping patterns have changed, and discount supermarkets have become more popular with consumers. The 2012 study remains of some relevance today within the context of the current development plan. It is worth noting that the proposed site is brownfield and that the substantial dated warehouse which housed the former cash & carry (B8 use), and which had some proportion of retail sales, remains on site.
- 5.24 The Local Planning Authority requested that the applicant compare their findings with the 2012 Retail Study. The response stated that their figures are more current and are based on an increase in population and on a recent survey based on current local shopping trends. On this basis by 2021 there will be more available expenditure of £6.96m within the catchment area than was forecast in 2012. They also state that the 2012 study overestimated the amount of internet shopping which at the time was substantially lower (2%) than the national average figure used in the study (6.5%) and relied on national benchmark expenditure figures which are higher than local estimates.
- The above explains some of the disparity in the retail findings and the increased

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available expenditure in the catchment area and the clawback of expenditure leakage from outside does provide a shopping need. The Authority has no reason to doubt the assessment or what is being claimed and does not hold more up to date evidence in contradiction to the applicants' assessment.

5.25 Taking all the above in to account it has been demonstrated by the applicant that there is a quantitative need for the additional floorspace contained in an enlarged Aldi.

5.26 **Qualitative Need**

5.27 Since the 1980's most of the new retail development in Bangor in comparison goods has concentrated on either side of Caernarfon Road due to the limited space available within the city centre to accommodate larger stores and associated car parking. Most of city's retail floorspace is now located in this area and shoppers will expect a range of goods and services to be available offering a choice of goods in terms of both price and quality. Although this area is outside the city centre it remains within the city's development boundary and alongside one of the main arterial routes in and out of the city. It is therefore important to the overall attraction of Bangor as a regional shopping destination for north west Wales.

5.28 The improvement of existing retail sites and the co-location of facilities will add to the diversity of the retail offer and enhance the position of Bangor as sub-regional centre. The proposed application site has been vacant for a number of years and is in need of re-development. It is not surprising therefore that a retail trader wishes to re-locate to an existing commercial area frequented by shoppers and close to existing residential areas within easy walking distance. The store will offer more diversity of discounted convenience and comparison goods to existing residential areas and to those proposed in the development plan. As stated in paragraph 5.62 of the report the applicant has agreed to provide new bus shelters which will make the proposed store and nearby retailers more accessible to non car users.

5.29 There is an extensive choice of comparison retail facilities on the western side of the city alongside Caernarfon Road. This is not the case with convenience goods as only one other major supermarket is located close by. The re-location of Aldi will therefore provide a greater choice of primarily convenience goods in a prime retail area on a brownfield site and there are no other designated sites or unimplemented permissions that would meet this deficiency. It is now the reality that the retail diversity of Bangor is located in the immediate area of the application site. In support of their proposal the applicant states the shopping experience will be improved with a new modern store offering a wider range goods at discounted prices.

5.30 In conclusion therefore it is considered that the proposal will improve the overall qualitative choice within the immediate area and the wider catchment area serving Bangor enhancing its position as a regional shopping centre. .

Sequential Site Assessment

5.31 The Local Planning Authority has engaged in pre-application discussions with Aldi for some time and accepts that the existing site is physically constrained, preventing the extension or adaption of the existing store to meet their modern store standards. If it had been possible to extend the existing store and given its location within the defined town centre, the need for the additional floor space would not have to be proven as under such circumstances additional comparison and convenience floor space is supported by planning policy.

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- 5.32 The applicant has carried out a sequential site search in accordance with Section 7 of PPW and firstly looked for an alternative site within the town centre, secondly for an edge of centre site. No suitable site was found in these locations therefore the search was widened to the proposed site which is an out of centre site but within the settlement limits and development boundary.
- 5.33 The pre-application discussions have also allowed the Authority to have input into the site selection process and officers are satisfied with the conclusions of the sequential assessment and is not aware of any sequentially preferable sites (i.e. firstly within the town centre or edge of centre). In this context, it is considered that the application has complied with the requirements of policy MAN 3, MAN 1 and Section 7 of PPW in terms of sequential site selection.

Land Drainage and Flooding

- 5.34 The application site is located on land classified as a C2 Flood Zone and strategic policy PS6 and policy PCYFF 2 of the JLDP are therefore relevant. However, there are no detailed policies relevant to the assessment of the acceptability of developments at risk from flooding as this is contained within Chapter 13 of PPW and detailed guidance within TAN 15.
- 5.35 TAN 15 categorises C2 flood zones as areas of the floodplain without significant flood defence infrastructure and indicates that only less vulnerable development should be considered subject to the application of justification test, including acceptability of consequences. TAN 15 categorises different development types according to their risk and a retail use is classified as a less vulnerable use. The proposal can therefore be assessed against the justification tests within Chapter 6 of TAN 15.
- 5.36 Given that the application site is located within the development boundary of Bangor and accords with policies regarding the locating of business and employment developments it is considered that the proposal accords with the first two tests. The site is previously developed land and therefore meets the third test. The application was supported by a Flood Consequence Assessment and Natural Resources Wales has confirmed that the potential consequences can be adequately managed on this site subject to the imposition of a condition ensuring the finished floor level of the development is set no lower than 39.0m AOD. It is therefore considered that the fourth test has been met and the proposal accords with the requirements of policy PS6, PCYFF 2 and TAN 15.
- 5.37 Policy PCYFF 6 states that proposals greater than 1000m² should be accompanied by a Water Conservation Statement. The policy seeks to ensure that proposals incorporate water conservation measures where practicable, including Sustainable Urban Drainage Systems (SUDS). All proposals should implement flood minimisation or mitigation measures where possible, to reduce surface water run-off and minimise the contribution to flood risk elsewhere.
- 5.38 The application as submitted has not been supported by a standalone assessment that specifically deals with water conservation as required by the policy. Nevertheless the application has been supported by a Flood Consequence Assessment, Drainage Strategy Statement and a Planning and Retail Statement. In this context, and taking all of the above into consideration, the cumulative findings/conclusions are considered sufficient to assess the proposal under policy PCYFF 6. The existing site is mainly covered by hard surfaces and surface water is dealt with by attenuation prior to being

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discharged into the Adda river culvert. Investigations have shown that on site soakaways are not a viable option due to ground conditions. The proposal has incorporated rainwater harvesting to reduce discharge rates and associated volumes of roof water runoff from the development site with the remainder being discharged into the Adda river culvert.

- 5.39 The Flood and Coastal Erosion Risk Management Unit has confirmed that the planning application shows that the developer has adopted SUDS principles within the development and that the site layout enables compliance with the national SUDS standards (developers must gain SUDS approval which is a separate consenting process to planning). Given that the application has been submitted with sufficient information to demonstrate the scheme can comply with national SUDS standards, it is considered that a condition can be imposed to secure the detailed scheme. With a condition it is considered that the scheme complies with policy PCYFF 6.

Linguistic Impacts

- 5.40 In accordance with the requirements of policy PS 1 and the Supplementary Planning Guidance – ‘Maintaining and creating distinctive and sustainable communities’ the application was supported by a Welsh Language Statement. In response, the Council’s Language Unit has requested some additional information to strengthen the statement. However, they concluded that they agree with the findings of the assessment which found the risk to be neutral in light of the fact that new jobs will be created that will be available to the local population and that the development does not represent a risk to individuals using Welsh.
- 5.41 The applicant has responded to the Language Units comments and has confirmed that all new Aldi stores in Wales have bilingual internal and external signage. They provided pictures from stores in Llangollen and Llangefni as evidence. It was confirmed that the in-store tannoy announcements for till openings are made in Welsh and English.
- 5.42 With regard to job opportunities, Aldi confirmed they typically recruit from the local area with the majority of staff living locally. On average, two thirds of staff live within 5 miles of the stores and around 90% within 10 miles. In terms of pay, Aldi offers one of the highest rates of pay in the supermarket sector, with the majority of Aldi staff now receiving a minimum rate of £9.10 per hour, regardless of their age, as of February 2019. They also provided information on their graduate and apprenticeship schemes.
- 5.43 The additional information was passed onto the Council’s Language Unit but no further comment was received. Nevertheless based on the information to hand, the Language Units initial agreement that the impact is neutral and the ability to impose planning conditions (e.g. to secure bilingual signage / mitigation measures) it is considered that the application accords with policy PS 1 and the SPG.

The Economy

- 5.44 Technical Advice Note 23 relating to Economic Development states: ‘it is important that the planning system recognises the economic aspects of all development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations. It further states that local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development.

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Economic growth is worthwhile wherever it is located, and in the interests of economic growth, the planning system should generally aim to provide land where there is demand for it’.

- 5.45 The application was supported by evidence which identifies that once completed, the proposal is likely to create an additional 10 full time equivalent jobs and secure the future of the existing 27 full time jobs. Future re-use of the existing Aldi site could also contribute to further employment but given there is uncertainty regarding the future use of Aldi’s current store only very limited weight could be given to this factor. Whilst it’s acknowledged that the proposed figures / benefits are indicative, it is also acknowledged that there are economic benefits to be derived from the proposal and the proposal is likely to make a positive contribution to the economy of the area in accordance with the aims of the JLDP.

Biodiversity

- 5.46 Policy PS 19 and AMG 5 seeks to conserve and (or) enhance the natural environment and protect local biodiversity conservation. The application was supported by a preliminary ecological assessment. The assessment concluded that the site has limited potential for nesting birds and has little habitat and biodiversity value and consequently no specific mitigation is required. The report does however acknowledge that some biodiversity gain could be possible with careful selection of plants and trees as part of the landscaping proposals. The Council’s Biodiversity team had no comments to make in response to consultation. With the imposition of a condition to agree landscaping / tree species, it is considered that the proposal accords with policy PS 19 and AMG 5.

Design and visual amenity

- 5.47 As previously discussed the application site is located in a mixed used area. The site is currently occupied by a large warehouse of no particular architectural quality or merit. Due to vacancy it is now falling into a state of disrepair and does not contribute to the locality in a positive way. Policy PCYFF 3 and policy PCYFF 4 relates to design, place shaping and landscaping. They both seek to promote developments of high quality design which fully takes into account the site and its surroundings.
- 5.48 The siting of the proposed building is in keeping with the building line of the adjacent Dunelm store and is set back further than the Laura Ashley store. The siting will help reduce the prominence of the building and also maintain the sense of openness on this part of Caernarfon Road which provides some visual relief from other developments along this road.
- 5.49 The building has been designed with a mono-pitch roof that is lower to the rear and rises gradually to the front, providing some visual relief to residential properties to the rear. The new building would be less industrial in appearance than the existing building and from the perspective of the dwellings behind the site, it is likely to be an improvement in terms of visual impact. The development will also see a larger gap between the new building and the Dunelm store which will open up views for some residential properties to the rear on Trehwfa Road. It is not considered that the siting and design of the building will have an unacceptable impact on residential amenity.
- 5.50 The materials proposed are mainly a mix of glazing and cladding which is a common feature of commercial buildings in the vicinity. The comments received following the publicity period were positive, with several acknowledging the scheme would secure much needed visual improvement to this part of Bangor.

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5.51 The application has been supported by a detailed landscaping scheme and will see the preservation and improvement of the green area along the front of the site. With the use of conditions, it is considered that the design and visual appearance is acceptable and in accordance with policies PCYFF 3 and PCYFF 4.

5.52 Due to the scale of the development, creating a new floor area of over 1,000m², policy PCYFF 5 requires that a detailed assessment should be submitted concerning carbon management. Initially insufficient information had been submitted to fully assess the scheme under this policy. However, upon request the agent submitted a detailed sustainability statement. The statement has assessed both the construction and operational phases of the development. Having assessed the information submitted, it is considered that the development complies with the requirements of policy PCYFF 5.

Residential and General Amenity

5.53 Policy PCYFF 2 of the JLDP seeks to protect amenities. As discussed the application is within a mixed use area and is off one of the main thoroughfares into and out of Bangor. Consideration should also be given to the unrestricted lawful use of the site as a cash and carry, where goods could be received and dispatched at any time of the day and night.

5.54 The proposed building has been sited in a similar position to the existing warehouse with the frontage of the store facing Caernarfon Road. This means the back of the building, which faces residential properties only has two fire escape doors and two windows and is also sited on ground lower than the dwellings. As a result, the rear of the building will reduce the presence of additional activity to the front of the site. Although there is some car parking between the new building and the Dunelm store, the trolley store and the bulk of the car parking is to the front of the building which should help reduce the general noise created by customers and noise associated with the use of trollies.

5.55 The service access and main goods delivery area is to remain on the south west elevation off Toronnen Road. The existing building is served by two openings with roller shutter doors where lorries can reverse up to the building but would otherwise be uncovered. In such circumstances, the lifts on the back of the lorries would have to be used frequently to unload the stock which would have increase noise impacts. The proposal will result in one goods entrance where one lorry will be able to reverse into an enclosed area with a raised platform so the stock can be unloaded undercover on the same level which reduces the noise impacts and time taken to unload the deliveries. In this context, the proposed situation would offer an improvement to the existing situation in terms of deliveries.

5.56 The comments received from the Public Protection Department acknowledge that the development will have some impact on surrounding properties and that if approved, the construction phase and the running of the store should be controlled by planning conditions to ensure the impacts are kept to acceptable levels. Such conditions include construction hours, noise conditions for plant & machinery, details of ventilation systems, delivery and store opening times and air quality / dust mitigation measures.

5.57 A number of comments from nearby residents has been received showing support for the scheme but none were received raising concern or objection to the scheme. With

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the imposition of conditions it is considered that the amenity impacts can be managed to a satisfactory level in accordance with policy PCYFF 2.

Highway Impacts

- 5.58 The application site is served by an existing access off Caernarfon Road which is one of the main thoroughfares into and out of Bangor. There is also a bus stop on the highway to the front of the site. The proposal includes the reconfiguration of the site access currently shared with Dunelm to include the construction of a new roundabout and alterations to the parking arrangements.
- 5.59 The City Council has objected as there is concern regarding the current level of traffic movements and congestion in this area and that a further large retail outlet would generate an unacceptable increase in traffic flow on Caernarfon Road which is often gridlocked. However comments received from nearby residents welcome the inclusion of the roundabout as it will slow the traffic and improve highway safety.
- 5.60 In accordance with the requirements of policy TRA 1, the application was supported by a Transport Assessment and a Travel Plan. The Transport Assessment concluded that the site is accessible and available by a number of travel modes which will reduce reliance on private car use. The findings also stated that the highway network is able to accommodate the impacts of the development which is considered to be negligible and should not materially worsen any current situation. Following the consultation period the Welsh Government Highway Authority did not wish to make a direction (in terms of impacts on the A55). Gwynedd Council's Transportation Unit has not objected, stating that the design for the new access is acceptable and have recommended conditions and informatives should the application be approved. Having taken into consideration the evidence submitted and the comments from the statutory consultees and despite the objection received from the City Council, it is not considered that the proposal would have an unacceptable impact on the highway network,
- 5.61 Concerns were raised regarding the frequency of bus services along Caernarfon Road and these were forwarded onto the Transportation Unit for comment. They advised that the public bus service along Caernarfon Road is a commercial service, rather than one financed by Gwynedd Council and as a result it operates on a demand basis. They have, however acknowledged that the commercial bus service provider has expressed an interest in increasing the bus service along Caernarfon Road should the development be approved. Given this, it is not considered necessary to secure additional provision through the current planning application.
- 5.62 The Integrated Transportation Unit has however requested that the applicant provides bus shelters as part of the improvements to the highway. Even if the frequency of the bus service is not increased, it is likely that the use of the bus stops will increase with the existing service as a direct result of the development. Therefore securing the provision of the bus shelters is considered a reasonable request as they will positively contribute to the use of sustainable modes of transport in accordance with policy ISA 1, PS 4 and TRA 1.
- 5.63 Following receipt of the comments, the applicant has confirmed that they are willing to provide the bus shelters and have submitted an amended site plan and details of the shelters. The Transportation unit has confirmed that the detail is acceptable subject to detailed consideration as part of the section 278 highway works. Although the concerns of the City Council has been taken onto consideration, it is considered that the proposal accords with policy PS 4, TRA 1, TRA 2 and TRA 4.

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6. Conclusions

- 6.1 The main issue raised by the proposal is whether there is a need for more retail convenience shopping in Bangor and any impact on the existing centre. The findings of the Planning and Retail Statement are based on an up to date retail assessment based on a shopping questionnaire which forecasts the total retail expenditure in the catchment and how this is likely to be distributed amongst the main retail convenience providers. This indicates there is available expenditure to meet the needs of an enlarged Aldi and its relocation will not have an unacceptable impact on the town centre.
- 6.2 The 2012 retail study commissioned by the Council, and on which the adopted Local Development Plan (JLDP) is based, found that no further retail floor space was required until 2026, the end date of the Plan. The applicants have been asked by the Local Planning Authority to explain the difference between their findings and those of the 2012 Retail Study. In reply they point out to a more up to date and larger sample shopping survey and the non-use of national benchmark figures to calculate turnover figures which are different to local figures and therefore less reliable. As a result they emphasise there is sufficient spending capacity available to meet the increased turnover of an enlarged Aldi.. Further evidence from the applicant seeks to justify that a proportion of expenditure leakage from outside the catchment area will return as a result of an improved and enlarged Aldi.
- 6.3 The above should also be considered on the basis that Aldi is already successfully trading in the city and the additional net increase in sales floor space of 496 sq. metres is relatively modest in comparison with the existing convenience floorspace in the catchment. Had it been possible, the company could have extended their existing store, where it should be acknowledged that the need would not have to be proven given the town centre location. They have followed planning policy in terms of sequential site selection and officers consider the sequential test has been passed. Officers are also satisfied that the qualitative need has been demonstrated and that this is evidenced in the comments received from the public as a result of public consultation. The new store will offer a greater choice of goods and a better shopping experience.
- 6.4 It is considered that the proposal is located in a sustainable location, served by a bus service, and in close proximity to a large residential area. The existing site is brownfield and falling into disrepair having been vacant (and marketed) since 2016. The site does not contribute positively to the local area which is characterised by mixed used development on one of the main thoroughfares into and out of Bangor. It is located wholly within a C2 flood zone rendering it unsuitable for more vulnerable uses such as housing. The investment into the site would contribute positively to the visual amenity of the locality and especially for nearby residents. The new building will perform better in terms of its energy efficiency. The application has demonstrated that with the use of SUDS the site can reduce surface water and the risk of flooding.
- 6.5 Allowing the relocation of the site will secure the future of the Aldi store and its existing workforce of 27 staff in Bangor and should create an additional 10 new jobs. This is considered to be a positive contribution to the local economy.
- 6.6 The public benefit arising from the proposal is both economic and social, but in particular, weight should be given to the importance of developing this vacant site for a beneficial use and the environmental benefits associated with that. In this case, there is no significant objection in terms of retail policy and the proposal has achieved a measure of local support. On this basis, and having given full consideration to all material planning considerations, it is considered that the proposal is acceptable and should be approved.

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7. Recommendation

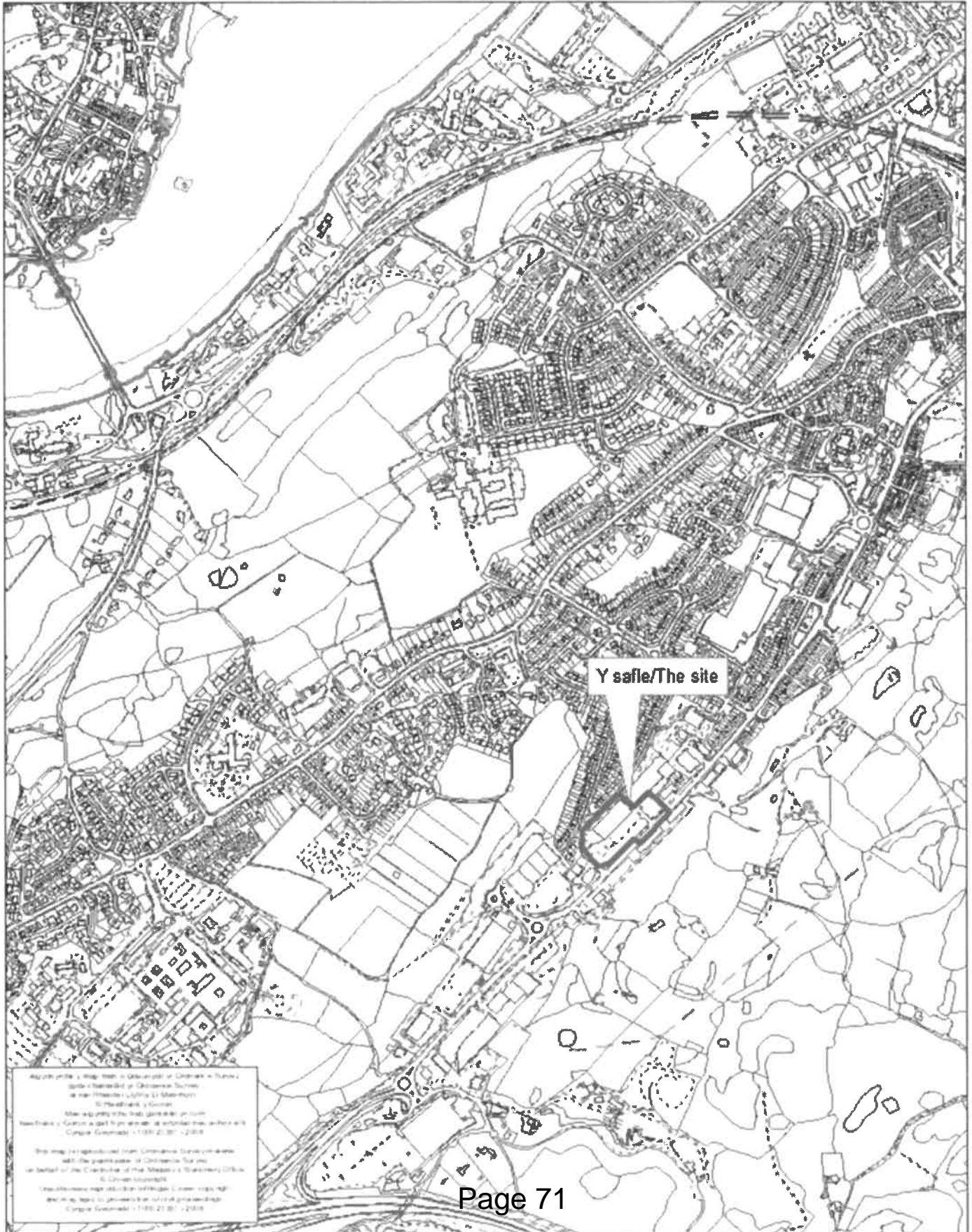
To approve the application subject to the following conditions:

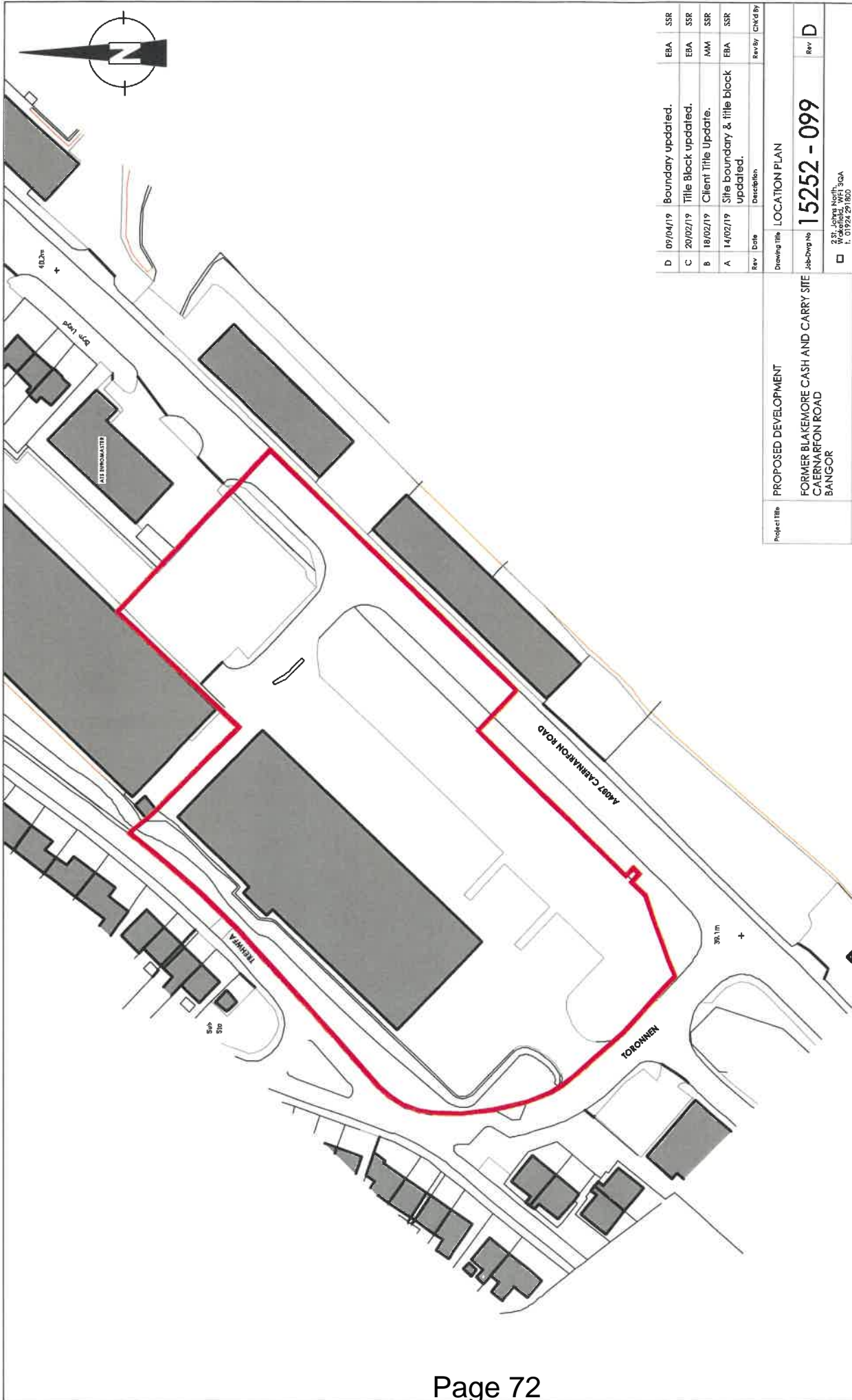
1. Timescales
2. In accordance with approved plans.
3. Materials.
4. Welsh Water / SUDS
5. Retail conditions to restrict floor space, no subdivision into smaller units
6. Store opening times & deliveries.
7. Construction times.
8. Finished floor levels.
9. Highways access conditions and provision of two bus shelters.
10. Landscaping.
11. Welsh Language improvement / mitigation measures
12. Air quality (Construction environment management plan



Rhif y Cais / Application Number : C19/0398/11/LL

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





Location Plan - 1:1250 scale



Site Area =
12,530sqm / 3.10 acre

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Rev	Date	Description	Rev By	Check'd By
D	09/04/19	Boundary updated.	EBA	SSR
C	20/02/19	Title Block updated.	EBA	SSR
B	18/02/19	Client Title Update.	MM	SSR
A	14/02/19	Site boundary & title block updated.	EBA	SSR

Project Title	Client	Status	Scale	Date
PROPOSED DEVELOPMENT FORMER BLAKEMORE CASH AND CARRY SITE CAERNARFON ROAD BANGOR	BAMPTON PROPERTY GROUP	PLANNING	1:1250	JAN 19

Job-Dwg No	Rev
15252 - 099	D

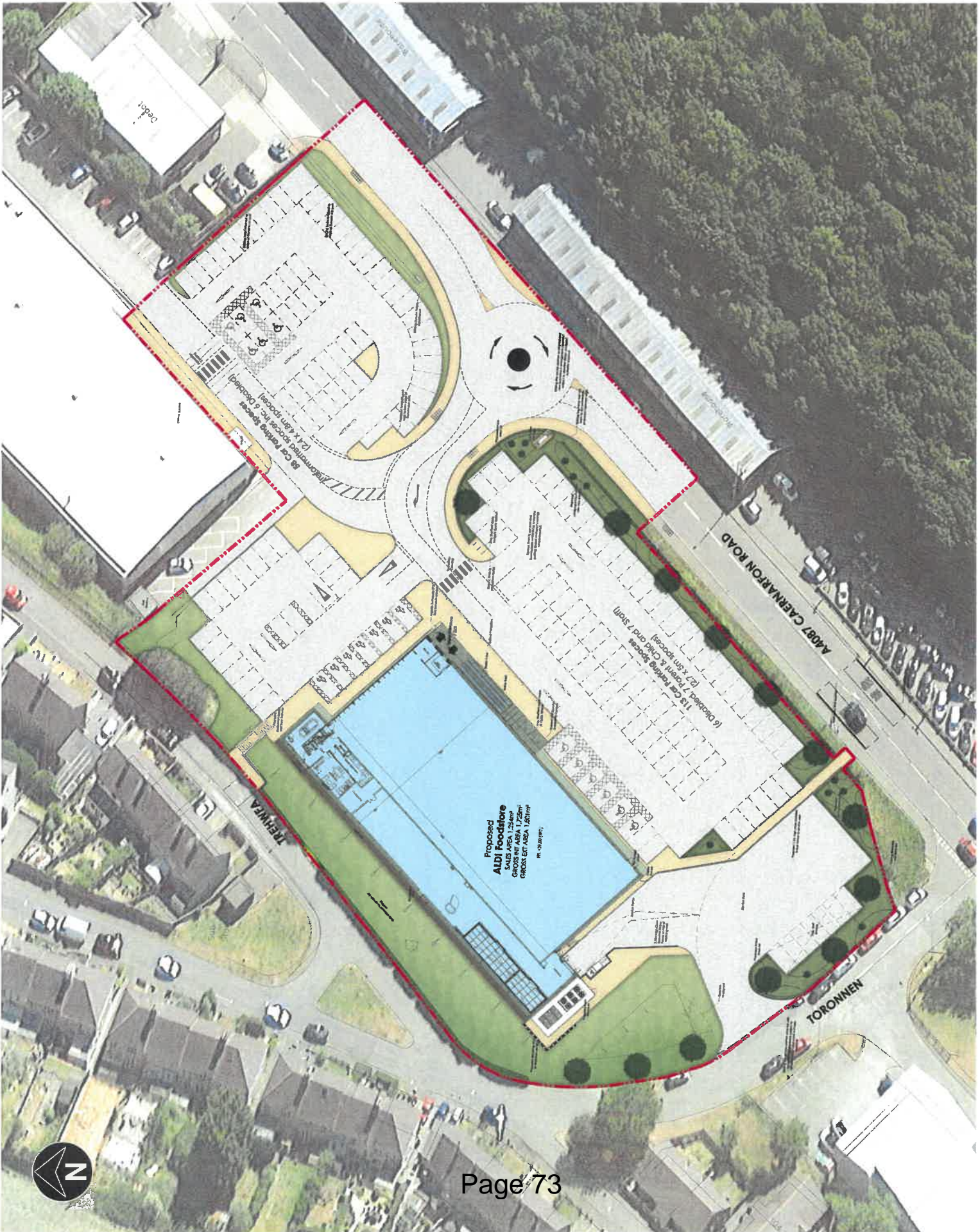
Drawing Title	Location Plan
2 St. Johns North, Wakefield, WF1 3GA T. 01924 291800	
Carvers Warehouse, 77 Dale Street, London, W1J 1JG T. 0161 2288553	
The Old Rectory, 79 High Street, Newport Pagnell, MK16 5AB T. 01908 211577	
10 London Road, London, W1J 1JG T. 0118 9207263	
10 Gates Court, 51 Cheltenham Place, London, W1U 1JJ T. 0207 4891215	

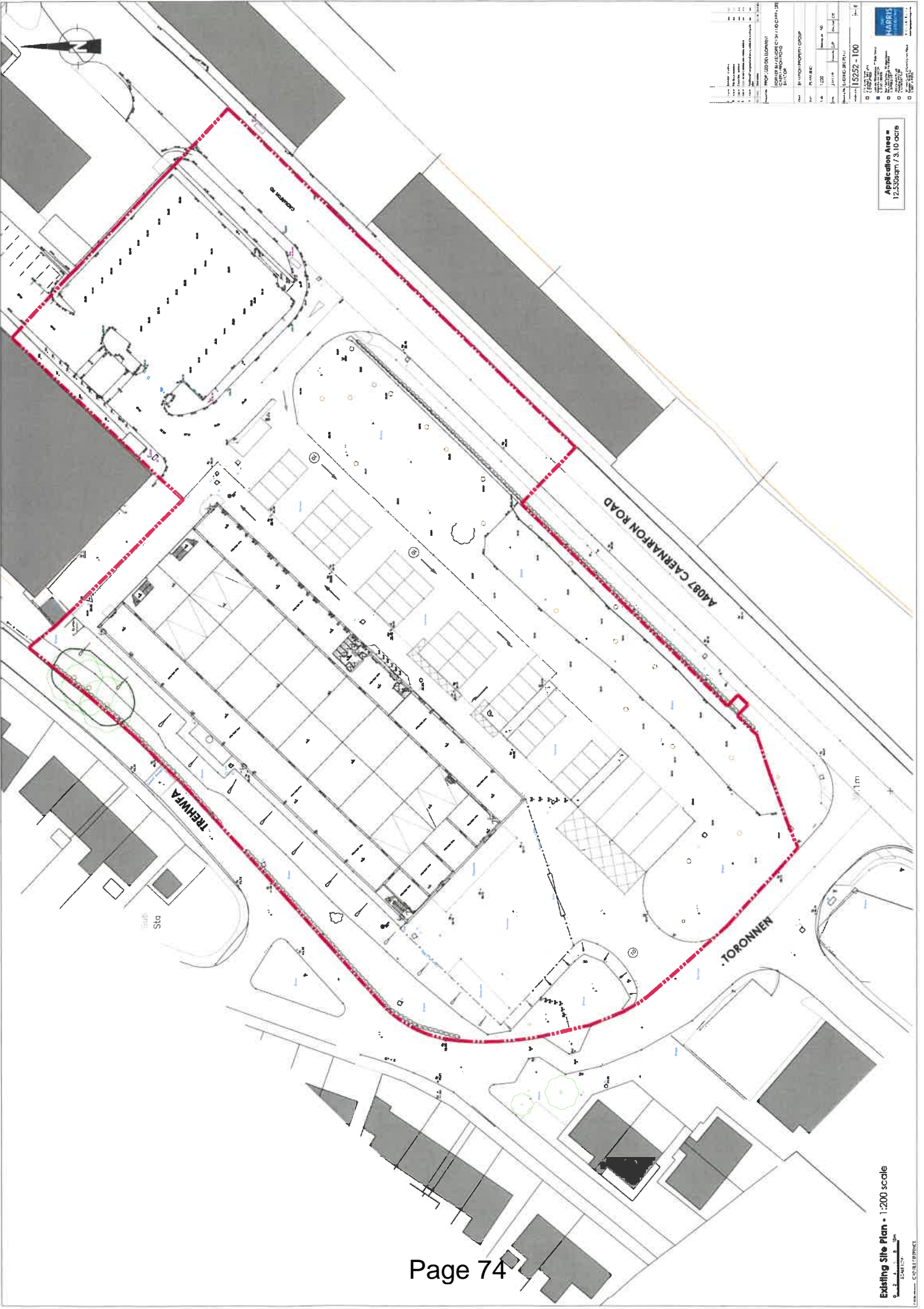


**Proposed Development
Caernarfon Road
Bangor**

Client: Bangor Property Group
 Date: 28/07/2015
 Scale: 1:1000 (10% Proposed Site Plan)
 Scale: 1:2000 (AS)

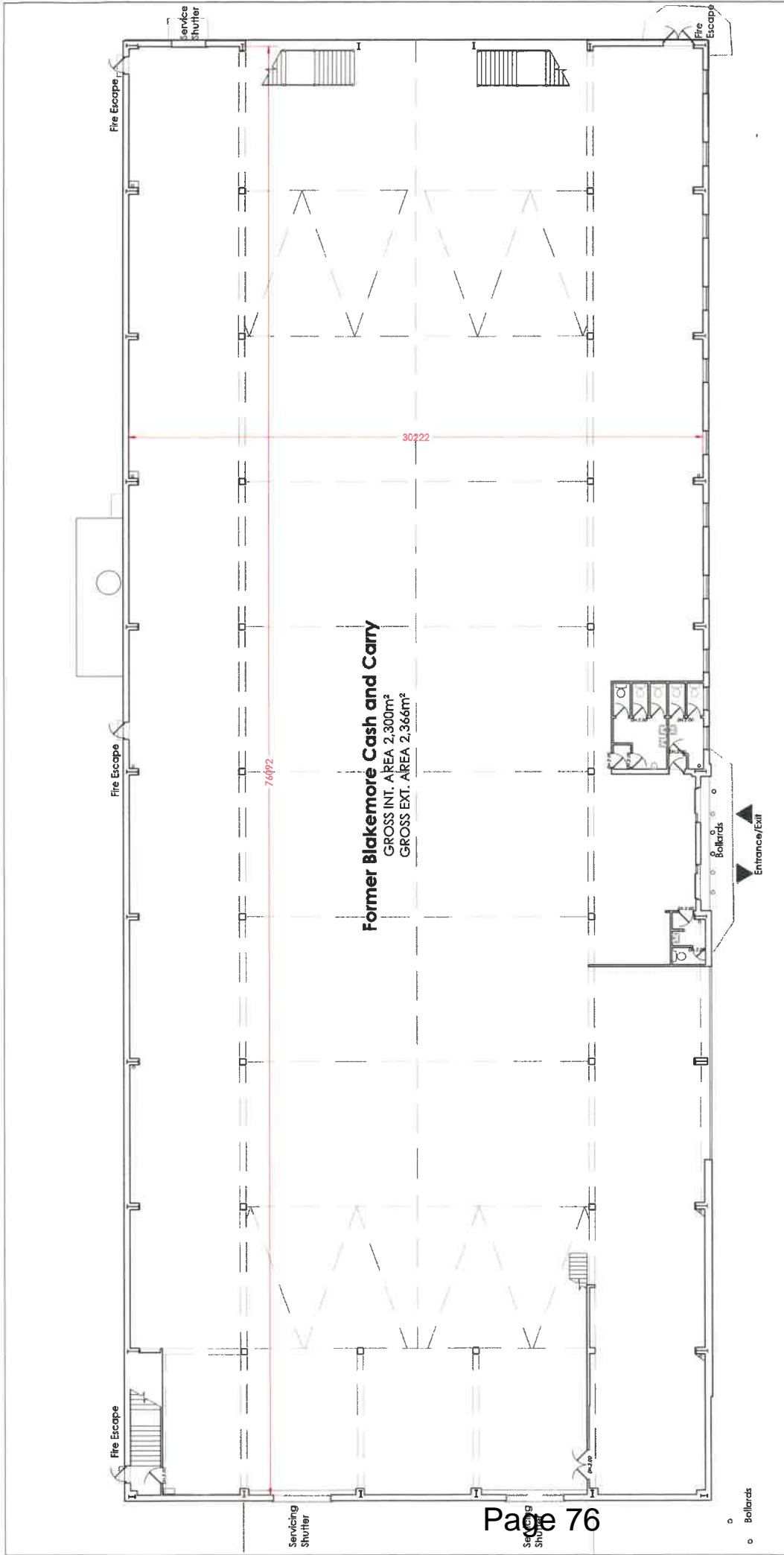
THE HARRIS PARTNERSHIP
 ARCHITECTS
 216, 218, 220, 222, 224
 TORONNEN ROAD
 BANGOR, LL57 2DQ





Project Name	15252 - 100
Project No.	15252 - 100
Project Date	15252 - 100
Project Status	15252 - 100
Project Location	15252 - 100
Project Description	15252 - 100
Project Owner	15252 - 100
Project Manager	15252 - 100
Project Engineer	15252 - 100
Project Designer	15252 - 100
Project Checker	15252 - 100
Project Approver	15252 - 100
Project Date	15252 - 100
Project Status	15252 - 100
Project Location	15252 - 100
Project Description	15252 - 100
Project Owner	15252 - 100
Project Manager	15252 - 100
Project Engineer	15252 - 100
Project Designer	15252 - 100
Project Checker	15252 - 100
Project Approver	15252 - 100

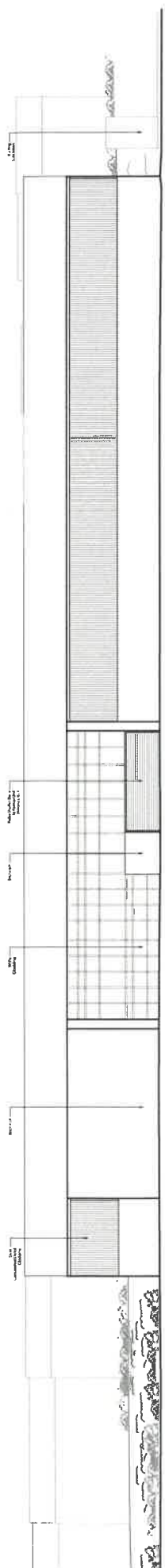
Application Area =
12,550sqm / 3,10 acre



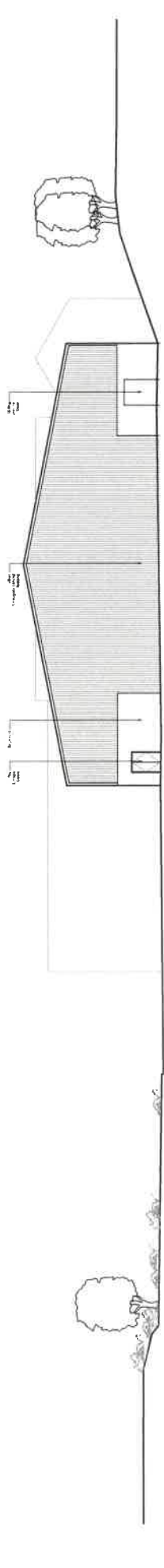
Former Blakemore Cash and Carry
 GROSS INT. AREA 2,300m²
 GROSS EXT. AREA 2,366m²

DATE	15/03/2019	BY	15/03/2019
PROJECT	PROPOSED DEVELOPMENT FORMER BLAKEMORE CASH AND CARRY SITE 152522 - 102		
CLIENT	BAMPTON PROPERTY GROUP		
TYPE	PLANNING		
SCALE	1:100	DATE	15/03/2019
DATE	15/03/2019	BY	15/03/2019
PROJECT NO.	152522 - 102		
PROJECT NAME	FORMER BLAKEMORE CASH AND CARRY SITE 152522 - 102		
PROJECT ADDRESS	152522 - 102		
PROJECT LOCATION	152522 - 102		
PROJECT REFERENCE	152522 - 102		

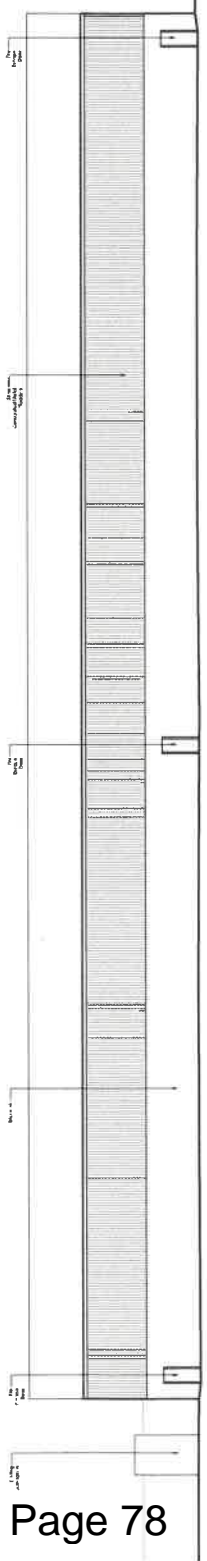
PROPOSED G.A. PLAN - SCALE 1:100
 0 1000 2000 3000 4000 5000mm
 SCALE 1:100
 CAD FILE REFERENCE



South East Elevation - A



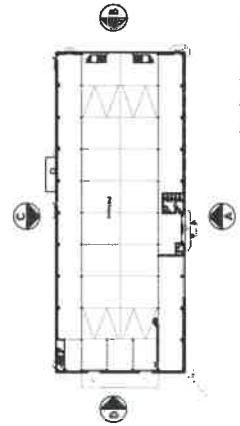
North East Elevation - B



North West Elevation - C



South West Elevation - D



Elevation key - Not To Scale

Existing Elevations - 1:200 scale



Drawn by	The Block Updated	EBA	LSR	
Checked by	Client file updated	JML	LSR	
Rev	Date	Description	Rev by	Checked by
Project Title				
PROPOSED DEVELOPMENT				
FORMER BLAKEMORE CASH AND CARRY SITE				
CAERNARFON ROAD				
BANGOR				
Client	BAMPTON PROPERTY GROUP			
Phase	PLANNING			
Scale	1:200	Drawing Size	A2	
Date	FEB 2019	Drawn by	EBA	Checked by
Drawn by	EXISTING ELEVATIONS			
Job/Proj No	15252 - 103			Rev
<input type="checkbox"/> 255 John North, Wrexham, Wyl 30A T. 01922 291800 <input type="checkbox"/> 100 High Street, Wrexham, Wyl 20C T. 0141 238555 <input type="checkbox"/> Newbold Parkway, M41 8JG T. 01908 211577 <input type="checkbox"/> 101 London Road, Wrexham, Wyl 20A T. 01928 507700 <input type="checkbox"/> 10 Green Court, 31 Chappelfield Place, Wrexham, Wyl 20B T. 01927 407211				

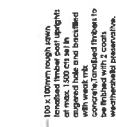




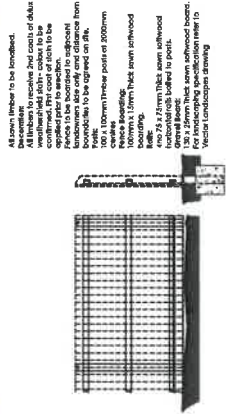
Boundary Treatment As Existing



Timber Knee Rail: 750mm High
Scale 1:20



Close Boarded Timber Fence: 1.5m High
Scale 1:50



EXISTING BOUNDARY 1



EXISTING BOUNDARY 2



EXISTING BOUNDARY 3

F	1:2000	Coordinate with updated site plan	Rev: 01/19
E	1:2000	Updated to show with latest site plan	Rev: 02/19
D	1:2000	Boundary updated	Rev: 03/19
C	1:2000	Boundary updated	Rev: 04/19
B	1:2000	Fence to service zone increased to 1.5m	Rev: 05/19
A	1:2000	Boundary consultation updates	Rev: 06/19
		Rev Date	Description
PROPOSED DEVELOPMENT FORMER BLAKESMORE CASH AND CARRY SITE CARRINGTON ROAD BANGOR			
Client	BAMPTON PROPERTY GROUP		
Status	PLANNING		
Scale	1:500	Drawing Size	A2
Date	FEB 2019	Drawn by	EBA
		Checked by	JSR
Drawing Title	PROPOSED BOUNDARY TREATMENT		
Jobbing No	15252 - 107	Rev	1/1
021 James Hill, Wexford, WIT 30A T: 01522 251800 F: 0161 2385555 E: 01522 211577 101 London Road, Bangor, Co. Down, BT20 9JL T: 0118 925790 F: 0118 927215			

Boundary Treatment Plan - 1:500 scale



Application Area =
12,530sqm / 3.10 acre

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Number: 3

Application Number: C19/0858/45/LL

Date Registered: 24/09/2019

Application Type: Full - Planning

Community: Pwllheli

Ward: Pwllheli - North

Proposal: Demolition of existing building and construction of a 3 storey residential building comprising of 28 extra care flats (16 two-bedroom flats and 12 one-bedroom flats, ancillary ground floor uses including communal facilities, office, plant room, bin store and buggy store) and associated car parking and landscaping

Location: Frondeg, Upper Ala Road, Pwllheli, LL535RE

Summary of the Recommendation: RIGHT TO ACT TO APPROVE WITH CONDITIONS, SUBJECT TO RECEIVING AMENDED PLANS FOR THE WINDOW PATTERNS TO THE REAR ELEVATION OF THE PROPOSAL AND ECOLOGICAL MITIGATION MEASURES.

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1. Description:

- 1.1 Full application for the demolition of the existing substantial building and erection of a residential building that would be partly two-storey and partly three-storey, to include 28 extra care flats for people over 55 years (16 two-bedroom flats and 12 one-bedroom flats) and ancillary uses on the ground floor. Externally, parking spaces and associated landscaping would be provided.
- 1.2 The site is located on a site within the town of Pwllheli and within the Conservation Area. Its latest use was as offices, along with various social uses. The use of the current building ended some months ago and the building is now empty. The car park continues to be in use. The site is mainly surrounded by residential houses, and their rear gardens abut the site. The front of the site abuts Upper Ala Road.
- 1.3 The proposal involves demolishing the existing building, and erecting a new building in a U-shape that varies in height from two-storeys to three-storeys in parts. The building is of a modern design with a slate pitch roof and finished in stone, render and metal cladding. The proposal is to provide a car park for 23 vehicles (including 2 for the disabled and open green spaces around the building). The proposal provides an access ramp from the site to Upper Ala Road.
- 1.4 The ground floor of the building would provide 4 two-bedroom flats and four one-bedroom flats along with social and communal facilities (lounge, office, bin storage area and wheelchair storage area, reception and equipment room, etc.). The first floor would provide 7 two-bedroom flats and 4 one-bedroom flats, and the second floor would provide 5 two-bedroom flats and 4 one-bedroom flats.
- 1.5 The following documents/assessments have been submitted as part of the application:
 - Water Conservation Statement
 - Part One Extended Species Survey
 - Design and Access Statement
 - Housing Mixture Statement
 - Community and Linguistic Statement
 - Affordable Housing Statement
 - Traffic Impact Assessment
 - Planning Statement
 - Transport Statement
 - A Pre-application consultation report.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary 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; in making the

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recommendation the Council has sought to ensure that present needs 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.**

PS 1 - The Welsh Language and Culture
 PS 2 - Infrastructure and developer contributions
 ISA 1 - Infrastructure Provision
 ISA5 - Provision of open spaces in new housing developments
 PS 4 - Sustainable transport, development and accessibility
 TRA 2 - Parking Standards
 TRA 4 – Managing Transport Impacts
 PS 5 - Sustainable Developments
 PS 6 – Mitigating the Effects of Climate Change and Adapting to Them
 PCYFF 1 – Development Boundaries
 PCYFF 2 - Development criteria
 PCYFF 3 - Design and Place Shaping
 PCYFF 4 - Design and Landscaping
 PCYFF 5 - Carbon Management
 PCYFF 6 - Water Conservation
 PS 16- Housing Provision
 PS 17 - Settlement Strategy
 TAI 1 - Housing in the Sub-regional Centre and the Urban Service Centres
 TAI 8 - An Appropriate Mix of Housing
 TAI 11 - Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for Older People
 PS 18 - Affordable Housing
 TAI 15 - Threshold of Affordable Housing and their distribution
 PS 19 - Conserving and enhancing the natural environment
 AMG 5 – Local Biodiversity Conservation
 PS 20 - Conserving and enhancing heritage assets
 AT 1 - Conservation areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens.

Supplementary Planning Guidance - Open Spaces in New Housing Developments 2018

Supplementary Planning Guidance – Affordable Housing 2019

Supplementary Planning Guidance - Housing Mix 2019

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities 2019

2.4 **National Policies:**

Planning Policy Wales, Edition 10, 2018

TAN 2: Planning and Affordable Housing 2006

TAN 5: Planning and Nature Conservation 2009

TAN 12: Design 2016

TAN 18: Transport 2007

TAN 20: Planning and the Welsh Language 2017

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3. Relevant Planning History:

2/25/GC 387 - Extension to existing workshop for young people under a youth community scheme - APPROVED 17 March 1983.

2/25/387A – Demolition of toilet block – APPROVED 17 May 1993

C97D/0031/25/R3 – Demolition of building within the Canolfan Frondeg site – APPROVED 28 April 1997.

C97D/0239/25/R3 – Erection of porch and canopy – APPROVED 14 July 1997

C04D/0325/45/R3 – Changes to Car Park and access - APPROVED 11 August 2004

4. Consultations:

Community/Town Council: Agree

Transportation Unit: No objection to the proposal. The design includes parking within the curtilage at a level that is appropriate to the proposed use and offers an opportunity to provide more parking on the nearby street.

As shown on the Site Plan, it is recommended that the developer improves the pedestrian links between the site and the town centre by widening the pavement on the northern side along the road known as Upper Ala.

I cannot see a detailed plan for this widening work, therefore, I recommend including conditions/a note with any planning permission granted to present the work under an agreement under section 278 of the Highways Act. An appropriate condition is needed to also introduce CTMP before commencing the work.

Recommend that the suggested conditions / notes are included in the full response.

Welsh Water: Conditions to include a drainage plan.

Public Protection: Not received

Natural Resources Wales: No observations to offer

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Biodiversity Unit: Comments 22.10.2019

Biodiversity

The old Gwynedd Council building has a complex roof; therefore, it is likely to provide roosts for bats and for birds, such as nesting black swallows.

The applicant must provide a protected species survey (bats and nesting birds) undertaken whilst the bats are active during the summer months (May to September). The report should include a mitigation strategy.

The applicant should provide an Ecological Impact Assessment that follows the guidelines produced by CIEEM in 2016. This report should include a habitats survey, a map of habitats, in particular those listed under section 7 of the Environment (Wales) Act 2016. Areas (in square metres) of temporary and permanent habitat loss must be provided.

Section 6 of the Environment Act (Wales) sets out a duty on every public authority to protect and improve biodiversity. Public authorities must attempt to maintain and enhance biodiversity when exercising functions in relation to Wales, and promote the resilience of ecosystems, as far as it is consistent with the appropriate practice of those functions.

I recommend that the applicant provides a Biodiversity improvement plan, for example, the new building should include features for wildlife such as boxes for bats and black swallows.

Sustainable Development

Demolition is destructive and causes much waste; re-building uses new resources.

Comments 20.11.2019

Many thanks for a copy of the extended Phase 1 Habitat Survey by AES-Ltd.

The report is of an acceptable standard and covers most of my concerns about the development

A number of recommendations are made at the end of the report. In order to be able to decide on this application I believe that these need to be firmed up into a Mitigation Statement which could then be conditioned. This statement needs to be written by, or with the input of an ecologist.

It should include:

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- details of demolition to minimise potential impacts on bats and birds, including timing and method of roof removal.
- specific details of what bat boxes will be included in the new structure and their locations. The locations should also be included in amended plans.

Little mention is made in the report of nesting birds on the existing structure – House Sparrows, Swift and House Martins specifically. As we do not know if these species were using the structure (it does look highly suitable) a precautionary approach should be taken and plentiful nesting provision for the three species should be incorporated into the new structure. Again, amended plans detailing number and location of nest boxes should be presented prior to determination.

Conservation
Officer:

The site is located within the Pwllheli conservation area with a number of nearby listed buildings. The proposal involves demolishing the existing building, and erecting a new building on the site. It is not believed that the proposal would disrupt the listed buildings in this case.

The building is striking within the Pwllheli conservation area with features that contribute to the character, e.g. girls and boys above the doors, and the size of the window openings that are characteristic of old schools in the area. The design and access statement submitted with the application states as follows: “It is of 1930’s design built for a specific purpose and is not considered to contribute to the overall conservation area of Pwllheli due to its design and location when compared to the overall conservation area of Pwllheli”. I do not agree with this statement, and it is considered that the design and character of the building contributes to the setting of the conservation area, which also includes the location outside the centre that is on an elevated and prominent site within the area. It is considered that demolishing the building will be a loss to the character of the conservation area in this case.

Strategic Housing
Unit:

The information in the affordable housing statement is consistent with the information of the need in the area.

Based on the above information it seems that the Plan addresses the need in the area.

The Housing Association is a partner for this development and the properties will meet the Development Quality Requirements - DQR.

It was included within the programme to receive a Social Housing Grant from Welsh Government.

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Land Drainage
Unit:

Initial observations

Since the 7th of January 2019, sustainable drainage systems (SDS) will be required to control surface water for every new development of more than one dwelling or where the building area with drainage implications is 100m² or more. Drainage systems have to be designed and constructed in accordance with the statutory standards for sustainable drainage published by Welsh Ministers.

These systems have to be approved by Gwynedd Council in its role as a CCS Approval Body prior to the commencement of the building work.

Due to the size and nature of the development, it is likely that an application will need to be provided to the SDS Approval Body for approval before the construction work commences. The planning application suggests that the developer intends to direct surface water to a soakaway; however, until an application is made to the CCS, there is no assurance that the site plan would enable compliance with the full suite of national SDS standards.

Comments after receiving the Water Conservation Statement

The content of this document will be of interest in the context of the SAB application for the site in the future; however, the unit has no comments to make at present regarding land drainage or flood risk associated with the planning application.

Welsh Language
Service:

The identified risk/impact identified is neutral and has some positive impact.

In general, there is agreement with the opinion noted in the statement; however, it should be considered how it is possible to measure the secondary impact of the development when relocating residents and the possibility of leaving empty properties on the open market.

Local Health
Board:

Not received

The Council's
Adults, Health and
Well-being
Department

The Adults, Health and Well-being Department is supportive of the application and the opportunity to obtain alternative housing units that will be able to serve the town of Pwllheli and the broader communities of Pen Llŷn. The Extra Care provision model is well established and it is popular in other areas and we would wish to extend the

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number of such living units to other locations across Gwynedd. The development would offer a resource of a high standard of design that would facilitate the provision of care as it is accessible and convenient and cheap to maintain and heat compared to the current provision.

Investigations* and surveys anticipate that the demand on services for older people will increase over the next 20 years and the town of Pwllheli and surrounding communities has been identified as a growth area. We are aware that there is no provision of sheltered housing at present and that there is a lack of smaller units that are suitable for people with care needs. Pwllheli is a traditional market town that serves a broader area and therefore we would be confident that the development, due to its convenient location within walking distance to the town and ancillary services, would be popular and sustainable.

The proposed model has been adapted to address the requirements of smaller towns and the resource would be able to serve people with care needs as well as older people over 55 years of age. The units would increase during the provision and would offer opportunities for people with care needs, thus releasing other units that are under-occupied or unsuitable for them.

*Older People Accommodation Strategy, Status Analysis for the Dwyfor area, Local Housing Needs Assessment.

Gwynedd
Archaeological
Planning Service:

A heritage impact assessment is needed for this proposal.

Public Consultation:

A notice was posted on site and in the local paper and nearby residents were informed. The advertising period has ended and the following comments were received:

- Overlooking
- Dominant
- Noise impact
- Loss of light

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The proposed site is located in the centre of Pwllheli town and within the development boundary and Conservation Area. In accordance with Policy PCYFF 1, proposals will be approved within development boundaries in accordance with the other policies and proposals in the Joint Local Development Plan, national planning policies and other material planning considerations.

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- 5.2 This is a proposal to demolish the existing substantial building and erect a residential building that would be partly two-storey and partly three-storey. It would include 28 extra care flats for people aged over 55 years (16 two-bedroom flats and 12 one-bedroom flats) and ancillary uses on the ground floor/externally, including communal facilities, an office, plant room and stores and a bin storage area, along with parking spaces and associated landscaping.
- 5.3 The proposal is described as extra care flats for those aged over 55 years, and the floor plans show that all the flats are self-contained with a bedroom(s), bathroom, lounge and kitchen, as well as a communal lounge and relatively small kitchen attached to it. Policy TAI 11 deals with proposals for residential care homes, extra care housing or specialist care accommodation for older people. Paragraph 6.4.74 of the explanation to this policy confirms that the residential care housing that include nothing but a bedroom (and possibly a bathroom), but with everything else communal, including meals, can be considered as use class C2. Other developments based on self-contained accommodation with only a warden present and no direct care provision would be considered as use class C3. In order for extra care facilities to be considered as use class C2, the plan should include extensive communal facilities. In this case, it is not considered that the communal facilities are sufficient for considering as use class C2, and therefore, the development is assessed against policies TAI 1-4 and all other relevant policies in the Plan.
- 5.4 The Adults, Health and Well-being Department has confirmed that they are supportive of the application and that the demand for this type of provision will increase over the next 20 years, with Pwllheli identified as a growth area. As the proposal is located within the development boundary and on a brownfield site within a suitable distance to the town centre, and as there is a need for the provision, it is considered that the proposal complies with the requirements of policy TAI 11.
- 5.5 Policy TAI 1 approves the erection of houses within suitable sites within the development boundary, and policies PS18 and TAI 15 seek to ensure a suitable provision of affordable housing and in the Urban Service Centres, the threshold figure notes that affordable housing needs to be provided for plans of two or more residential units. Since the proposed development proposes 28 residential units, this is in line with the requirements noted in the relevant policies for making a contribution to affordable housing.
- 5.6 As Pwllheli is located in the 'Larger Coastal Settlements' Housing Price Area in the Plan, it is noted that providing 30% of affordable housing would be viable. In this case, Cartrefi Cymunedol Gwynedd (ADRA) is the applicant, and it is alleged in the information submitted with the application that 100% of the units will be affordable, which means that the proposal satisfies the requirements of policy TAI 15. The Housing Strategic Unit has also confirmed that the proposal meets the requirements of the area, and that the Housing Association is a partner for this development and that the property will meet the DQR requirements, and that it is included within the programme to receive a Social Housing Grant.
- 5.7 Policy TAI 8 'Appropriate Mix of Housing' seeks to ensure that every new residential development contributes to improving housing balance and meets the needs noted for the entire community. The Supplementary Planning Guidance Housing Mix (2018) note: "Every proposal for residential development is expected to provide market housing and/or affordable housing that meet the proven need and demand for housing." It is noted that the applicant has submitted an Affordable Housing Statement and Housing Mix Statement with the application, and that the proposal proposes a mix of

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one and two bedroom units, based on a specific need, for those aged 55 years or over in the area. The Housing Strategic Unit has confirmed that the proposal meets the need in the area and therefore, in this case, it is considered that the housing mix proposed is appropriate and meets the requirements of the policy and the SPG.

- 5.8 Based on the above, it is therefore considered that the proposal complies with the requirements of policies PCYFF1 Development Boundaries, PS16 Housing Provision, PS17 Settlement Strategy, TAI 1 Housing in the Sub-regional Centre and urban service centres, TAI 8 Appropriate Mix of Housing, TAI 11 Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for Older People, PS 18 Affordable Housing and TAI 15 Affordable Housing Threshold and Distribution of the Local Development Plan and that it is acceptable in principle.

General and residential amenities

- 5.9 The proposal is for the demolition of the existing building as well as the erection of a new building that varies from two to three-storeys for residential use in the form of flats, with the communal elements located on the ground floor. The existing building is substantial and, until recently, was used as offices and for various community uses. The building is now empty and the community uses that used to be made of the building have already been relocated. Currently, the car park around the site continues to be used.
- 5.10 The proposed building is partly two-storey and partly three-storey and is in a U-shape form. The proposal includes a traditional pitch roof with modern elements, including flat roofed sections and dormer windows with a flat roof and metal cladding. The rest of the building is to be finished with render or stone and this is considered acceptable.
- 5.11 The front elevation of the new building would be three-storeys with a gable end on each end appearing to be partly two-storeys in the centre with a roof space and dormer windows. This elevation faces Upper Ala Road and traditional residential terraced houses located on the opposite side of the road. The raised floor level, above the road level, would be similar to the existing, and there is a proposal to provide an access ramp from the site to the road and public pavement. This elevation is considered acceptable and that it would not cause a detrimental visual impact or have an impact on the amenities of the nearby houses in this location.
- 5.12 The rear elevation of the new building is partly two-storeys and partly three-storeys and faces the rear of the Penlon Llŷn housing terrace. The proposal uses the area between the new building and the boundary with the gardens of the housing terrace in this location as a communal garden. The car park located to the east of the building would be retained for parking uses (to the rear of 8-22 Penlon Llŷn, 7-9 Gaol Street, and 5-15 Upper Ala).
- 5.13 The two-storey section of the new building is located to the rear of numbers 24-26 of Penlon Llŷn, and the three-storey section is located to the rear of 28-32. The two-storey section of the new building is located between 7 and 10.5m away from the boundary wall of the rear gardens of the terraced housing, and the three-storey section is located between 10 and 16m away from the boundary wall. The distance between the building and the boundary wall increases as you travel to the west, which reflects the increased height from two-storeys to three-storeys. It is considered that the distances between the new building and the boundary (which varies from 7m to 16m), and the rear of the

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terraced housing (which varies from 17-20m from window to window) is acceptable and a feature of a town centre development.

- 5.14 It is noted that concerns have been raised in relation to the corridor and lounge windows on floors 1 and 2 in the three-storey section in terms of their size and the need to partially obscure them in order to mitigate against substantial unacceptable impacts. There is concern about these specific windows due to their size, which is similar to a door, and as they are located in the lounges of the proposed flats. It is considered that it would be possible to reduce the impact of this overlooking by reducing the size of the windows/obscure/provide appropriate mitigation or moving the openings, and Officers are in discussions with the agent in order to ensure a suitable solution.
- 5.15 Use of the land to the rear of the new building and to the rear of houses no. 24-32 Penlon Llŷn as a communal garden would be acceptable and no worse than use as a general residential garden or existing use as a car park. It is not considered that it would have a substantial detrimental effect on the amenities of the nearby residents.
- 5.16 The eastern gable end of the new building includes two sections that extend to the east - one is two-storey and the other is three-storeys. There is a distance of at least 10m between the new building and the closest garden of existing properties (15 Upper Ala) and the existing car park and existing access to the site is located between the new building and the existing terrace. This is considered acceptable and that the proposal will not have a substantial detrimental impact on nearby residents to this end.
- 5.17 The elevation of the western gable end of the new building is all three-storeys and extends for 37m along the same line as the existing building which is parallel to the boundary of the site which is approximately 6m away. This elevation abuts the garden of a residential property (Tŷ Winllan) and Masonic Hall. It is not considered that the new building has a detrimental impact on the amenities of the Masonic Hall - there is a distance of 5m between the new building and the boundary and a further 15m to the building and the Masonic Hall's car park is located between it and the boundary.
- 5.18 The Tŷ Winllan property is located on Upper Ala Road and has a substantial rear garden. The garden is on split levels and the section to the western side is completely private, along with the patio/decking alongside. This property does not have any windows that face the proposal site, and the completely private sections of the garden would remain private despite the proposed development. The eastern section of the garden includes wooded sections and open sections and it abuts the application site. The proposal submitted has been designed to protect the section of garden in Tŷ Winllan that is open and abuts the application site directly, and despite the fact that this section remains as three-storeys, it is considered that the number, location, nature and size of the windows have intentionally been made smaller / different to the rest of the windows on this elevation in order to prevent any overlooking that would be considered unacceptable. Based on the plans submitted and what is currently located on the site, it is not considered that the proposal would have a substantial unacceptable detrimental impact on the Tŷ Winllan property, to a greater degree than what currently exists. It is acknowledged that this will lead to changes in terms of use and the building compared to the current situation, but it is not considered that this, in itself, creates a detrimental situation to the degree where it would be unacceptable.
- 5.19 The site is located within the Pwllheli Conservation Area, and backs onto listed buildings 5-7 and 11 Upper Ala (where the proposed car park is to be located). A Design and Access Statement has been submitted for the proposal and this includes a chapter on the impact on heritage, and this has been highlighted to the Gwynedd

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Archaeological Planning Service. No response was received from the Archaeological Service. The Council's Senior Conservation Officer has expressed concern regarding the demolition of the building, and has noted that its character and design contributes to the setting of the Conservation Area. Nevertheless, the demolition of the building cannot be objected to without it being formally listed and it is not considered that this is an option in this case. Therefore, having considered the situation in full, it is not considered that the proposal would have a substantial detrimental impact on the Conservation Area or listed buildings around the site.

- 5.20 Therefore, based on the above, and subject to receiving amended plans for some openings to the rear elevation of the building, it is considered that the proposal is acceptable in terms of its design, size, scale and exterior materials, and that the proposal is unlikely to have an unacceptable substantial detrimental impact on any residents or local property. Therefore, it is considered that the proposal complies with policies PS 5 Sustainable Development, PCYFF 2 Development Criteria, PCYFF 3 Design and Place Shaping, PCYFF 4 Design and Landscaping, PS 20 Protecting and enhancing heritage assets, and AT 1 Conservation Areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens.

Highways Matters

- 5.21 The proposal involves keeping the main entrance to the site off Upper Ala Road, and close the other two entrances (Upper Ala Road and Penlon Llŷn) by closing the gates. The proposal is to provide parking within an area that is currently used for parking, and the developer intends to improve the pedestrian access between the site and the town centre by widening the pavement on the northern side along Upper Ala Road. A Traffic Impact Assessment and Transport Statement have been submitted as part of the application.
- 5.22 The Transport Unit has confirmed that the design includes parking within the curtilage on an appropriate level for the proposed use and offers an opportunity to provide more parking on the nearby street. No detailed plan has been submitted for the widening work and therefore, it is recommended that conditions/notes are included with any planning permission granted to introduce the work under a section 278 agreement of the Highways Act. In order to deal with demolition and construction traffic, an appropriate condition is needed to introduce a Construction Traffic Management Plan.
- 5.23 On this basis, it is, therefore, considered that the proposal complies with the requirements of policies PS4 Sustainable Transport, Development and Accessibility, TRA 2 Parking Standards, TRA 4 - Managing Transport Impacts.

The Welsh Language and Culture

- 5.24 The indicative supply level for Pwllheli over the Plan period is 323 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period 2011-2018, a total of 78 units were completed in Pwllheli (each one on windfall sites). The land bank, i.e. sites with extant planning permission, in April 2018, was 37 units, with each one of these likely to be built. Based on the above, the proposal does not go beyond the threshold determined in criterion 1b Policy PS 1. It is noted that a Welsh Language Statement has been submitted with the application, and

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the Welsh Language Service has confirmed that, in general, a neutral linguistic risk/impact is identified, with some positive impact noted in the statement; however, consideration should be given to how it is possible to measure the secondary impact of the development when relocating residents and the possibility of leaving property empty on the open market.

- 5.25 Therefore, it is considered that the proposal complies with the requirements of policy PS 1 The Welsh Language and Culture and Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities.

Open Spaces

- 5.26 As the proposal involves erecting more than 10 living units, Policy ISA5 confirms that there is a need to assess the area's needs for providing appropriate open spaces as a result of the proposed development. The Joint Planning Policy Unit assesses areas in relation to the current provision, and confirms the need for the additional provision.

- 5.27 Paragraph 3.4.1 and 3.4.2 of SPG Open Spaces in New Housing Developments (March 2019) states:

"3.4.1 A contribution towards children's play areas will not be sought from one bedroom dwellings, student accommodation, sheltered and elderly housing, extra care facilities and other specialist forms of development where children in the 0-14 age range will not usually be residents. The 2011 Census does not indicate that children live in one bedroom properties.

3.4.2 Similarly, a financial contribution towards the enhancement and development of playing fields and recreational facilities will not be sought from sheltered housing and extra care facilities as residents of this type of development are unlikely to utilise playing fields. It will still be necessary to consider whether such development triggers the need to contribute to neighbourhood amenity open space."

- 5.28 It is noted that amenity areas are being provided on the site for the residents of the development, and there are amenity areas (areas of the marina, the cob, the beach, etc.) within walking distance of the proposed development.

- 5.29 Based on the current provision and the type of provision required from this type of development, along with what is being offered based on the submitted plans, it is therefore considered that the proposal complies with the requirements of policies PS 2 Infrastructure and developer contributions, ISA 1 Infrastructure Provision, ISA 5 Provision of Open Spaces in new housing developments and Supplementary Planning Guidance Open Spaces in New Housing Developments 2018.

Biodiversity Matters

- 5.30 The Biodiversity Unit has confirmed that there is a need to provide an ecological assessment, including a bat report for the proposal and the site. An Extended Step 1 Habitats Survey was received on 19.11.2019 and the Biodiversity Unit has confirmed that the report is to an acceptable standard and it deals with the majority of biodiversity concerns on the site.

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5.31 A number of recommendations are proposed at the end of the report, and in order to be able to support the proposal, there is a need to confirm the recommendations and mitigation measures within the Mitigation Statement which is to include details regarding the demolition and roof removal method to reduce the impact on bats and birds, including timing and specific details regarding the type of bat and nesting boxes to be included in the new building and their location, along with amended plans showing their location. As the survey confirms the ecological situation on the site and the type of mitigation that is required, the Biodiversity Unit has confirmed that this information can be requested by means of a planning condition.

5.32 On these grounds, it is considered that the development is acceptable in terms of its local ecological impact and its impact on protected species, subject to the receipt of relevant mitigation statement and plans showing the location and type of nesting and bat boxes, and it is considered that the proposal therefore complies with the requirements of policies PS 19 Conserving and enhancing the natural environment, AMG 5 Local Biodiversity Conservation and TAN 5 Planning and Nature Conservation.

Carbon and Water Matters

5.33 As the proposal involves erecting more than 10 living units, it is required to provide a Water Conservation Statement in the context of SUDS for the site. The Land Drainage Unit has confirmed that the proposal will be the subject of a separate SUDS application and therefore, water conservation matters will be addressed at that time.

5.34 The proposal involves demolishing the existing building on the site, and erecting a new building that appears to be of a modern design and is likely to be much more energy efficient than the existing building. The site is central within the town and the proposal includes improvements to pedestrian links to the High Street. It is considered that the proposal is likely to be much more effective in terms of energy than the existing situation and it will offer an opportunity to live sustainably within the vicinity of the town.

5.35 Given the above, it is considered that the proposal complies with the requirements of policies PS 5, PS 6, PCYFF 5 and PCYFF 6.

Response to the public consultation

5.36 A notice was posted on site and in the local paper and nearby residents were informed. The following comments were received:

- Overlooking
- Dominant
- Noise impact
- Loss of light

5.37 It is considered that the above report assesses these details in full.

6. Conclusions:

6.1 Having considered the above and all the relevant matters including the local and national policies and guidance, as well as all the observations/objections received, it is

PLANNING COMMITTEE	DATE: 09/12/2019
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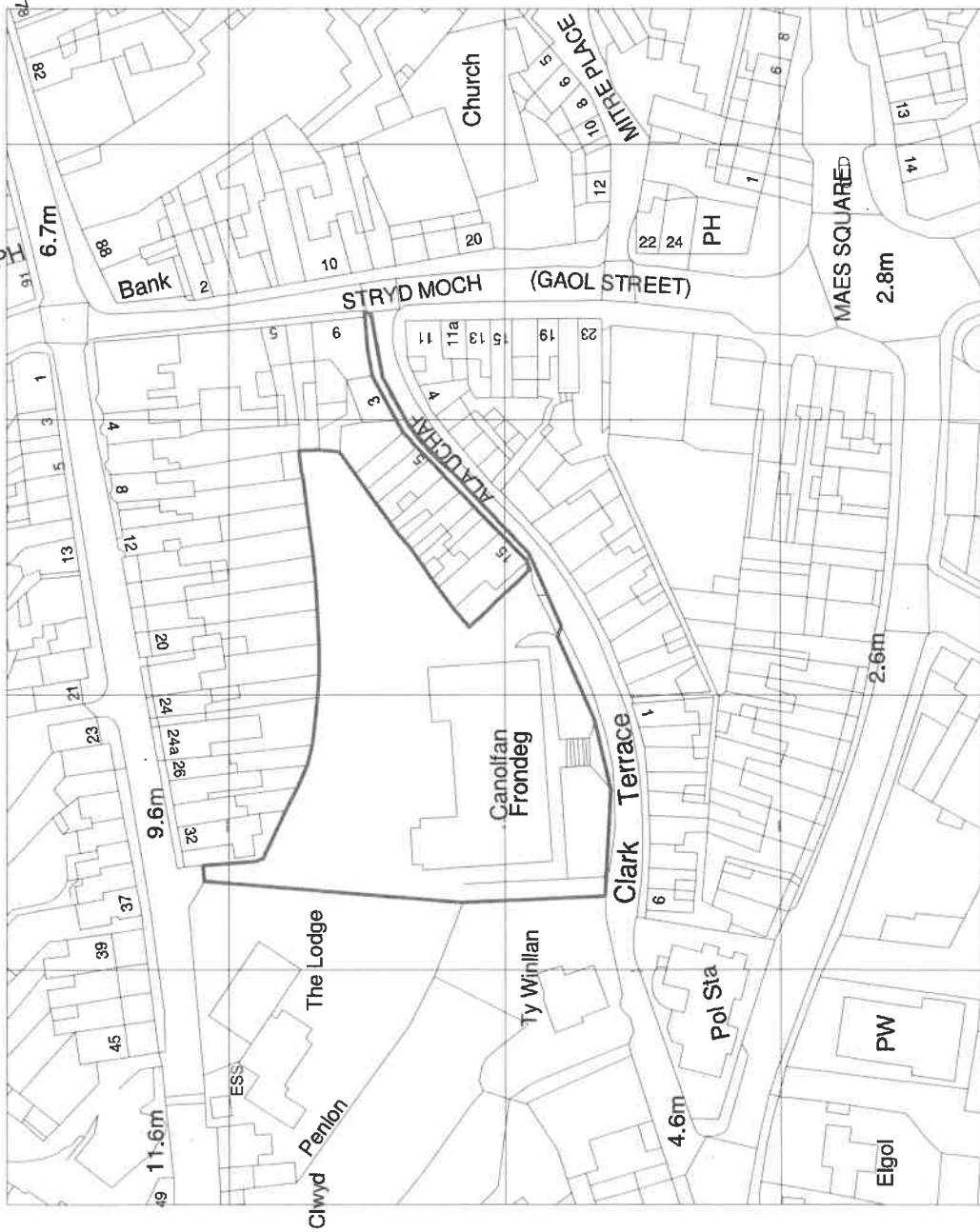
believed that this proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

7. Recommendation:

7.1 To delegate rights for the Assistant Head of Environment Department to act to approve the application, subject to receiving amended plans for the window patterns to the rear elevation of the proposal and acceptable information relating to ecological mitigation measures, and relevant conditions:

1. Five years
2. In accordance with the plans
3. Slate
4. External materials to be agreed
5. Withdrawal of rights to install new windows
6. External lighting plan and plan of internal stairwell areas
7. Obscured windows
8. Drainage Plan (SUDS)
9. Biodiversity mitigation statement and location of bat and nesting boxes
10. Affordable Housing condition for individuals aged over 55 years
11. Highway conditions
12. Hours of demolition/working
13. Public Protection Conditions (if needed)
14. Demolition management plan

Notes
Welsh Water
SUDS
Highways



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SITE BOUNDARY

ADDRESS
CANOLFAN FRONDEG
ALA UCHAF
PWLLHELI
LL53 5RF

EASTINGS
237288

NORTHINGS
335103

1 | LOCATION PLAN

SCALE 1 : 1250

B	Red line boundary amended	10/07/19	DP
A	Address added	11/03/19	R W
REV	DESCRIPTION	DATE	BY

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PROJECT
FRONDEG EC, PWLLHELI
for CCG

DRAWING TITLE
LOCATION PLAN

SCALE	DATE	DRAWN	CHECKED
1 : 1250 @A4	10/22/18	RW	DP

DRAWING STATUS
PLANNING

JOB No	DRAWING No	REVISION
C928	001	B



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 Ainsley Gomon Architects Ltd., Registered in England & Wales No. 0187946
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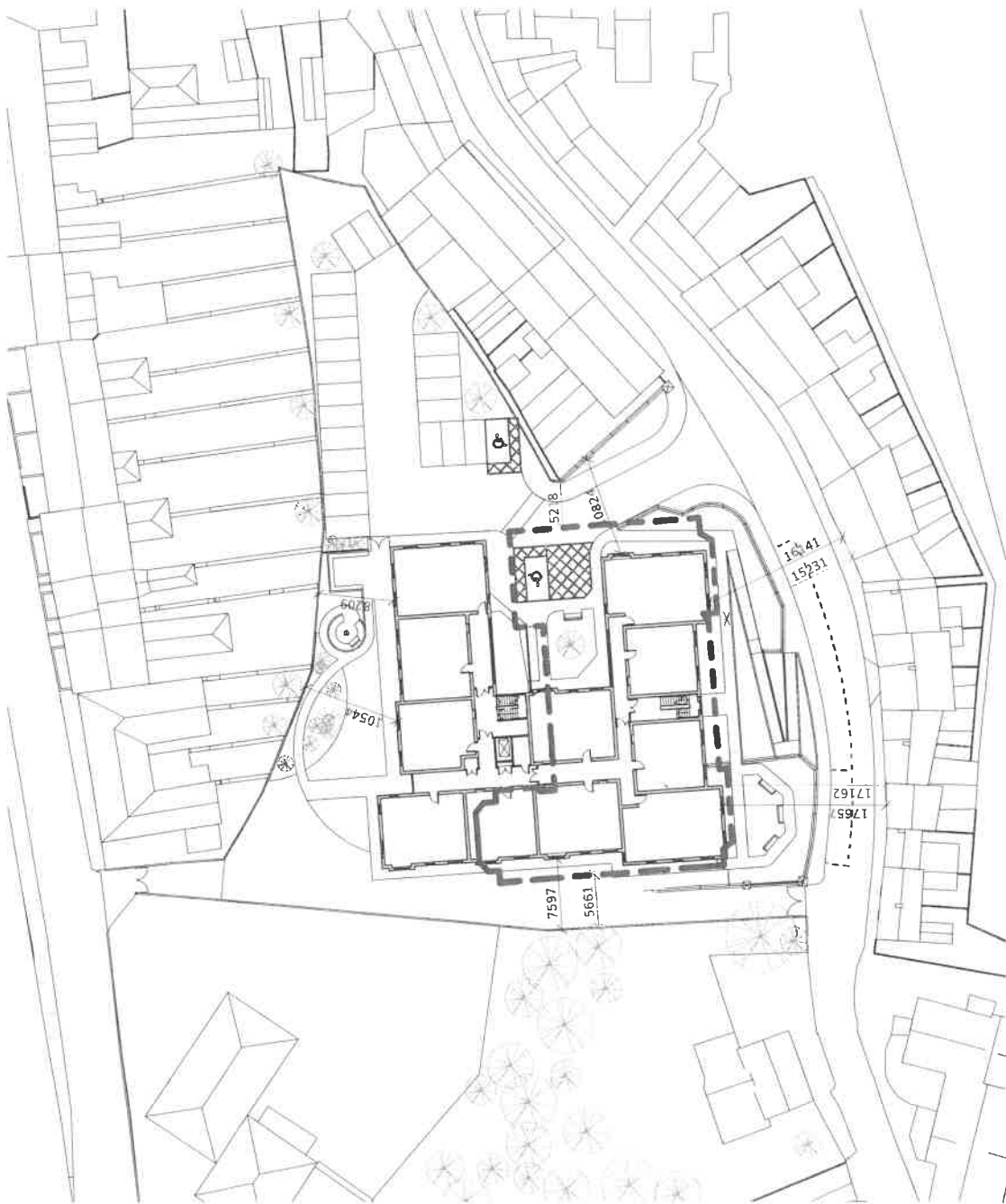
NO.	DESCRIPTION	DATE	BY

PROJECT
FRONDEG EC, PWLLHELU
 for CCG

DRAWING TITLE
EXISTING SITE PLAN

SCALE	DATE	ISSUED	REVISION
1:200 (A1)	23/07/15		

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1 | SITE OVERLAY

SCALE 1 : 500

- EXISTING BUILDING LINE
- EXISTING DISTANCES
- NEW DISTANCES



REV	DESCRIPTION	DATE	BY

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DRAWING TITLE
EXISTING BUILDING
OVERLAY

SCALE 1:500 @A3 | DATE 23/08/19 | DRAWN RW | CHECKED DP

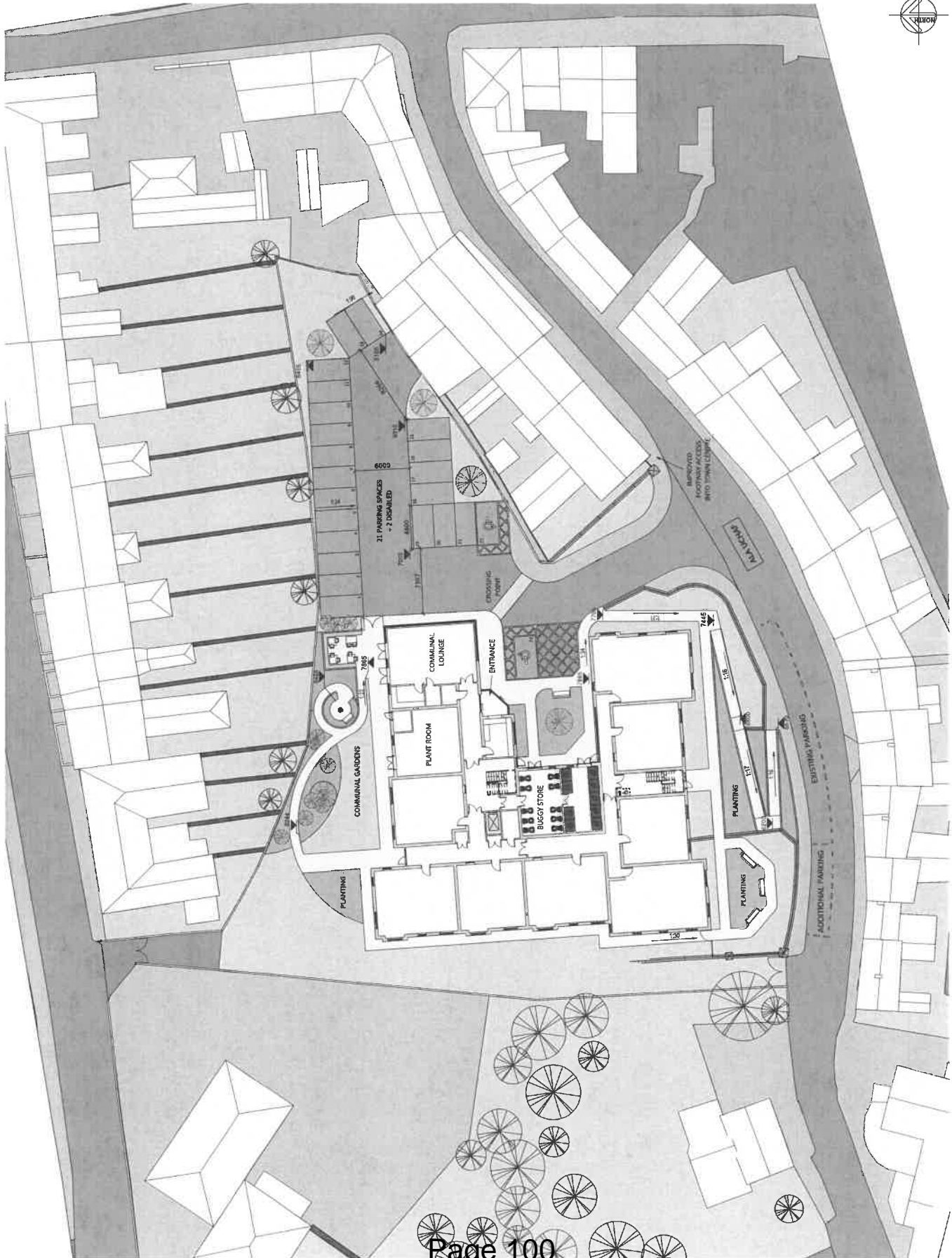
DRAWING STATUS PLANNING

JOB No C928 | DRAWING No 014 | REVISION

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0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ A1

DATE	BY	CHKD	CRD
11/07/23	LSB	LSB	DP
PROJECT	FRONDEG EC, PWLHELU for CCG		
NO.	003	B	
REVISION			

PROJECT
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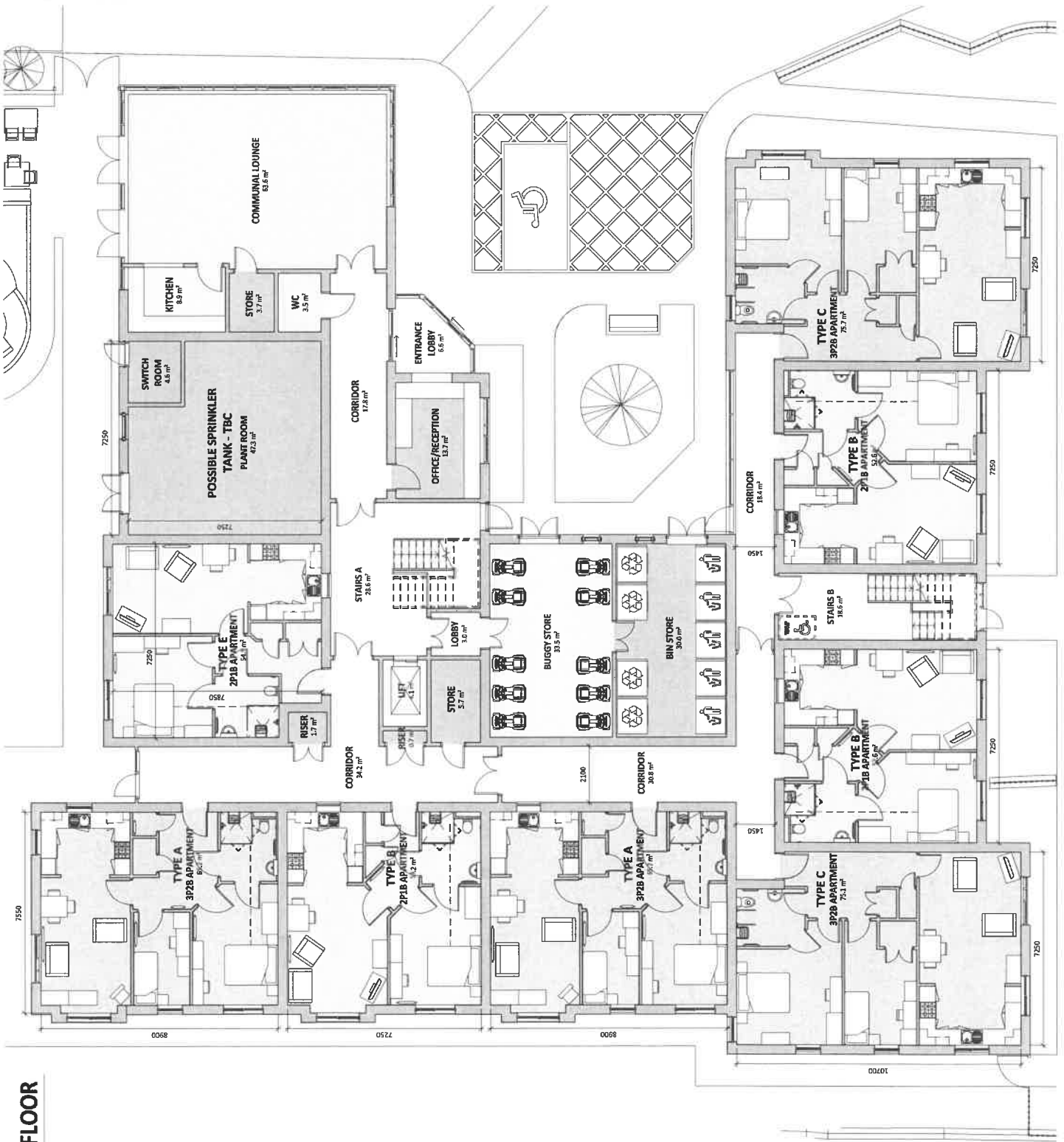
DATE	BY	CHKD	CRD
11/07/23	LSB	LSB	DP
PROJECT	FRONDEG EC, PWLHELU for CCG		
NO.	003	B	
REVISION			

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 PHONE: 01753 546439

A1

1 | 00 - GROUND FLOOR

SCALE: 1:100



ALLWEDD / KEY

- ATODOL - ANCILLARY
- CYLCHREDIAD - CIRCULATION
- C'YMUNEDOL - COMMUNAL
- FFLAT 1 GWELY - 1 BEDROOM FLAT
- FFLAT 2 GWELY - 2 BEDROOM FLAT

	3P2B	2P1B
GROUND FLOOR	4	4
FIRST FLOOR	7	4
SECOND FLOOR	5	4
TOTAL	16	12
	28	



REV	DESCRIPTION	DATE	BY
C	Plan room swapped with	23/08/19	RW
B	High development for PAC	09/07/19	DP
A	Design development	01/05/19	RW
	Incorporating comments from client, M&E engineer and Fire Consultant		

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SCALE	DATE	DRAWN	CHECKED
1:100 @ A2	14/08/19	DP	ME
PRELIMINARY			
STATUS			
PLANNING			
JOB NO	DRAWING NO	REVISION	
C928	004	C	

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- ALLWEDD / KEY**
- ATODOL - ANCILLARY
 - CYLCHREDIAD - CIRCULATION
 - FFLAT 1 GWELY - 1 BEDROOM FLAT
 - FFLAT 2 GWELY - 2 BEDROOM FLAT

	3P2B	2P1B
GROUND FLOOR	4	4
FIRST FLOOR	7	4
SECOND FLOOR	5	4
TOTAL	16	12
	28	



REV	DESCRIPTION	DATE	BY
B	Design development for PAC	09/07/19	BP
A	Design development incorporating comments from Client, NBE engineer and fire consultant	01/05/19	RW

PROJECT
FRONDEG EC, PWLLHELI
for CCG

DRAWING TITLE
FIRST FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
1:100 @ A2	12/03/19	DD	MF
STATUS	PLANNING		
JOB No	DRAWING No	REVISION	
C928	005	B	

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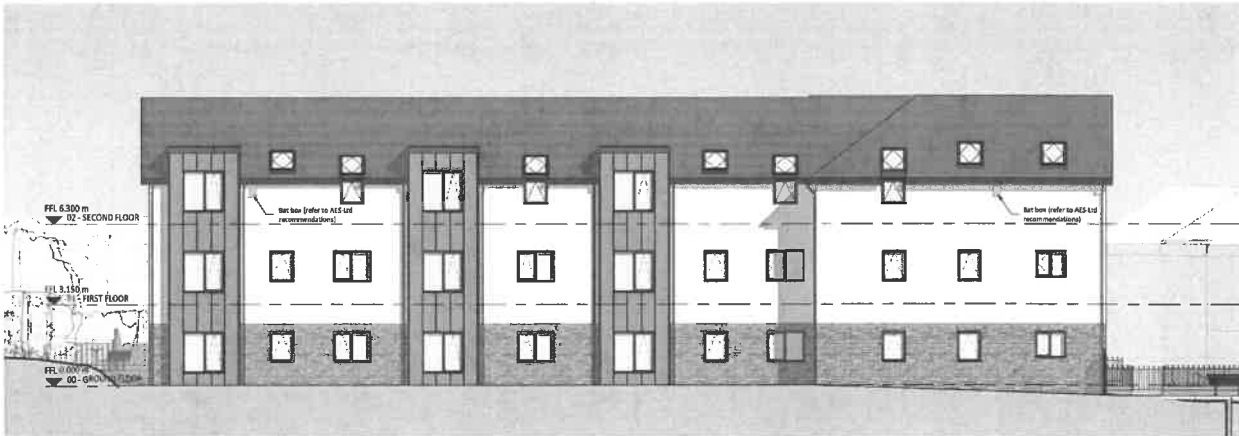
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1 | SOUTH ELEVATION
SCALE: 1:100

SCHEDULE OF MATERIALS

- MAIN WALLS:**
RENDER - STO RENDER OR EQUAL APPROVED
STONE - TAYLOR MAXWELL STONE/PANEL METAL CLADDING - TATA STEEL COLORCOAT URBAN, OR EQUAL APPROVED
- ROOF TILES**
NATURAL SLATES TO LA APPROVAL WITH MATCHING DRY RIDGE DETAIL. MAIN ROOF PITCHES TO BE 37.5°, 30° AND 25°
- WINDOWS**
HIGH PERFORMANCE GREY UPVC WINDOWS TO MEET SECURE BY DESIGN AND EMERGENCY EGRESS REQUIREMENTS. ALL WINDOWS TO FIRST FLOOR BEDROOMS TO BE ESCAPE TYPE I.E. UNOBSTRUCTED OPENABLE AREA AT LEAST 850 HIGH AND 500mm WIDE. ALL WINDOWS TO BE INTERNALLY BEADED WITH SECURITY LOCKS. OBSCURE GLAZING TO BATHROOMS AND W.CS.
- DOORS**
SEE DOOR SCHEDULE
- FASCIAS/BARGEBOARDS**
BLACK UPVC
- SOFFITS**
BLACK UPVC
- RAINFATHER GOODS**
BLACK UPVC DEEPFLOW GUTTERS AND MATCHING SQUARE DOWNPIPES.



2 | WEST ELEVATION
SCALE: 1:100



3 | NORTH ELEVATION
SCALE: 1:100



4 | EAST ELEVATION
SCALE: 1:100

F	Windows adjusted on plot 28. Bat box 15/11/19	DF	
E	Locations added to elevations	20/11/19	DF
D	Obscure glazing notes added	09/12/19	DF
C	Render finish	18/02/20	DF
B	Plant rooms swapped with Bat	23/02/20	DF
A	Design developed round the PAC issue	09/07/19	DF
REV	DESCRIPTION	DATE	BY

FRONDEG EC, PWWLHELI for CCG

DRAWING TITLE
ELEVATIONS

SCALE	A1 @ A1	DATE	19/05/19	DRAWN	DP	CHECKED	MF
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JOB NO	C928	DRAWING NO	010	REVISION			F

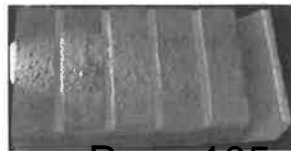
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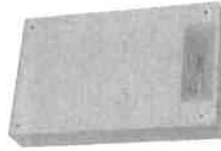
■ Bat box



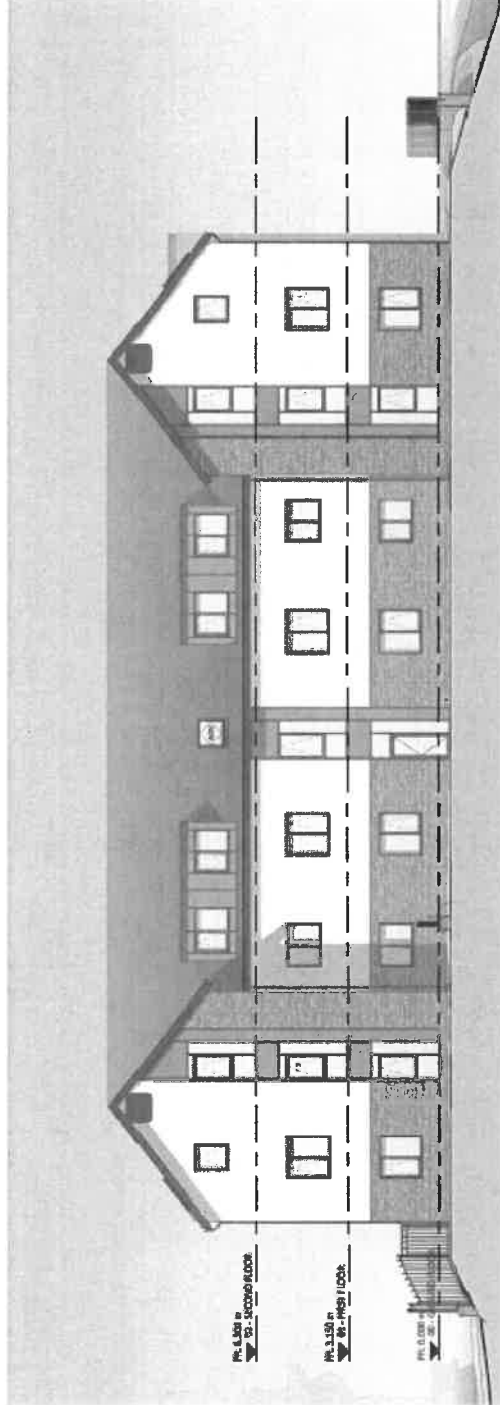
Ibstock Enclosed Bat Box C



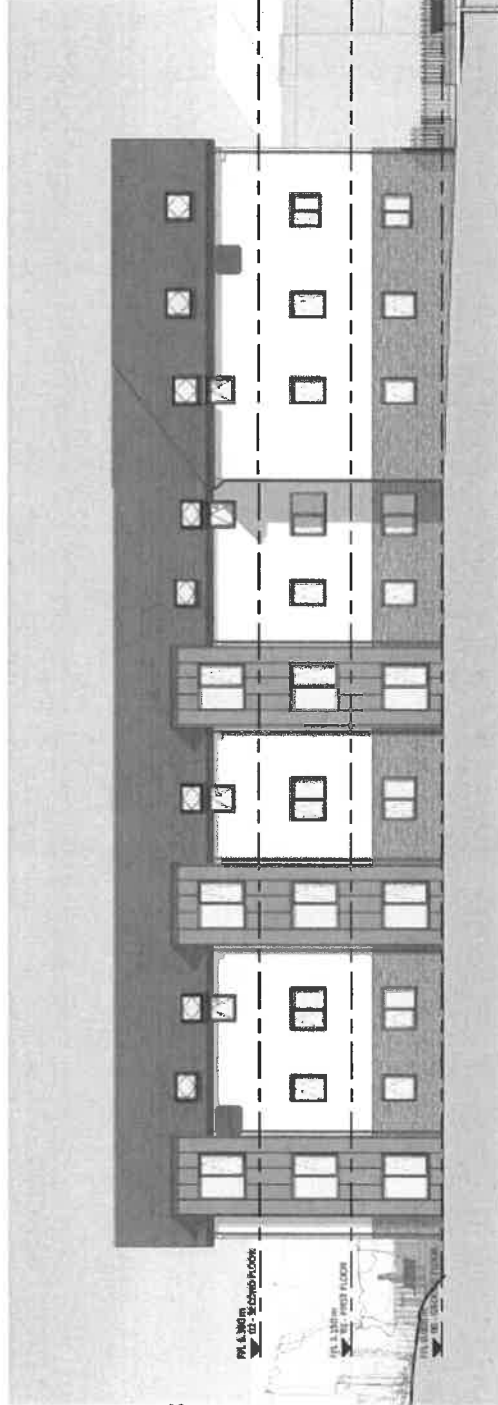
Habitat bat box – custom brick facing



1W1 Schwegler Summer & winter Box



1 SOUTH ELEVATION
SCALE: 1:100



2 WEST ELEVATION
SCALE: 1:100

Bat boxes to be integrated into the building at a height of 3 – 5m, on the southern and western aspect. Avoid placement above windows or doors.

A combination of Ibstock, habitat and Schwegler boxes can be installed for variety, boxes can differ to those specified if boxes are not available. Alternative boxes to be agreed with AES-LTD.

Key:

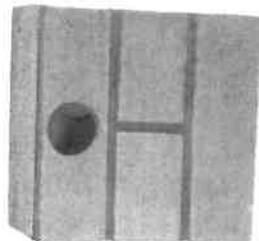
■ Bird box



■ Ibstock Ecohabitat for swifts



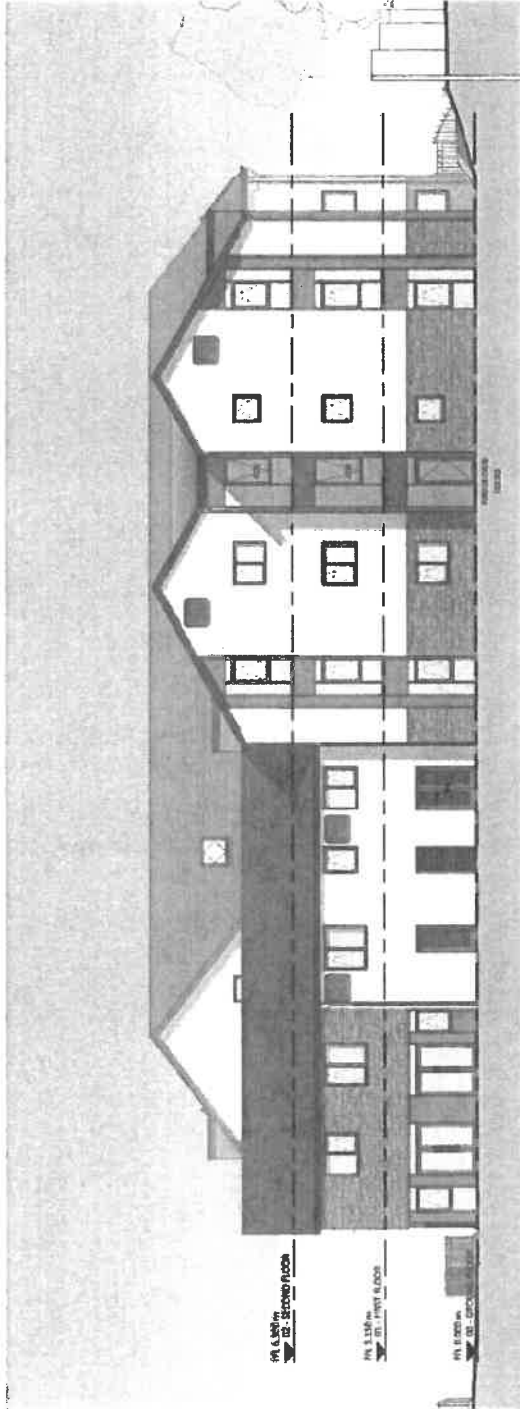
■ Habitat terraced sparrow box



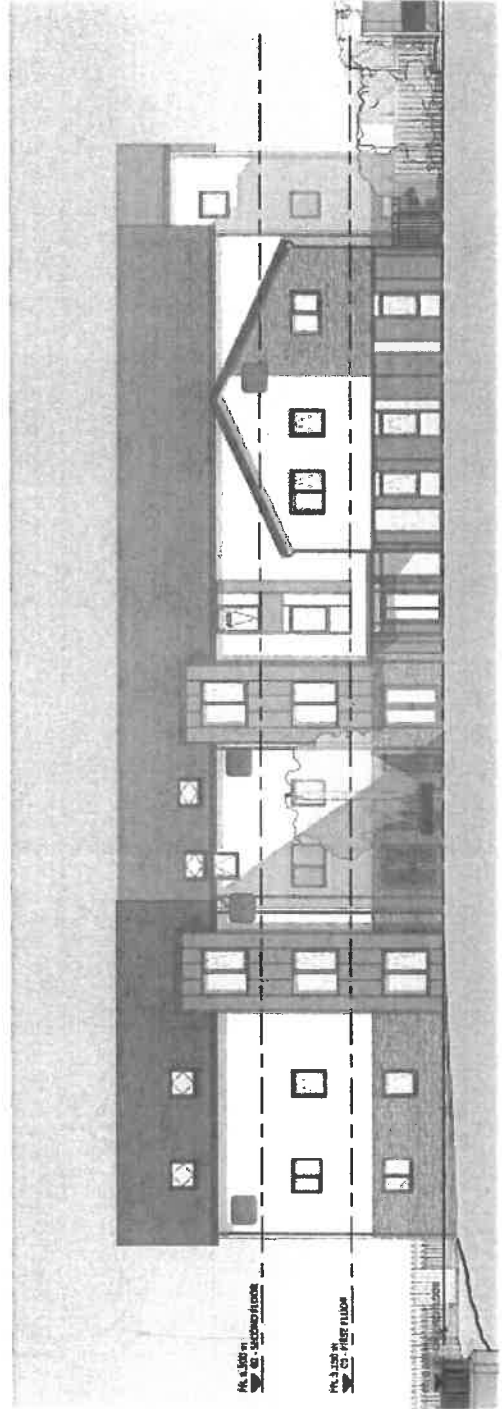
■ Habitat starling box

Bird boxes to be integrated into the building at a height of 2 – 4m, on the north and eastern aspect. Avoid placement above windows or doors.

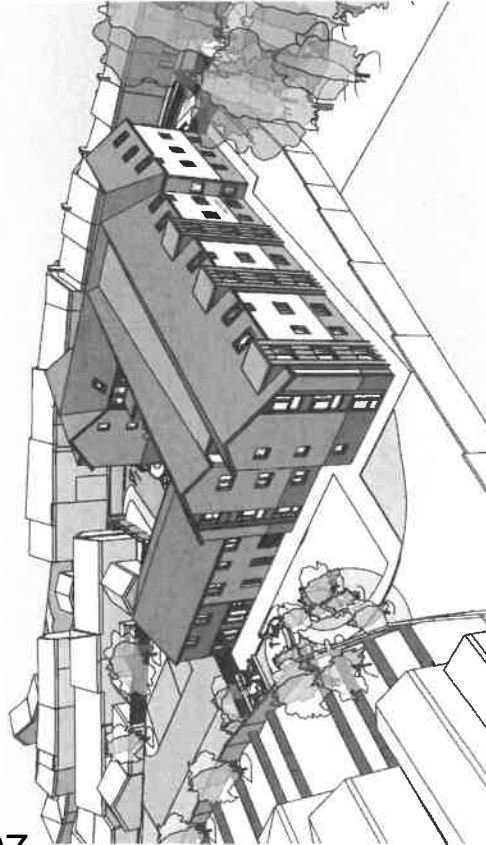
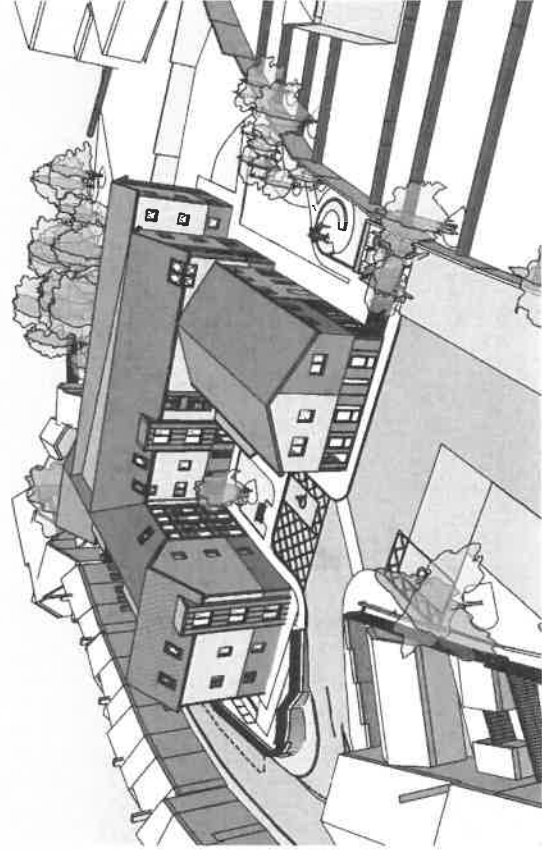
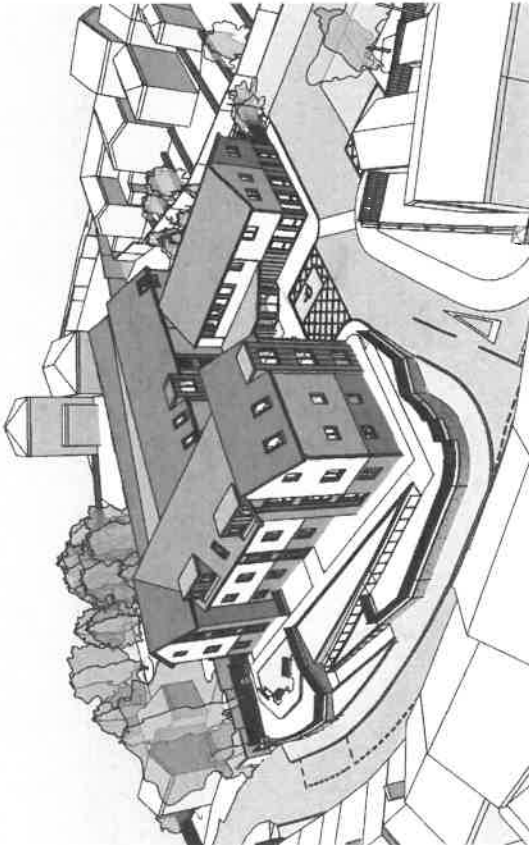
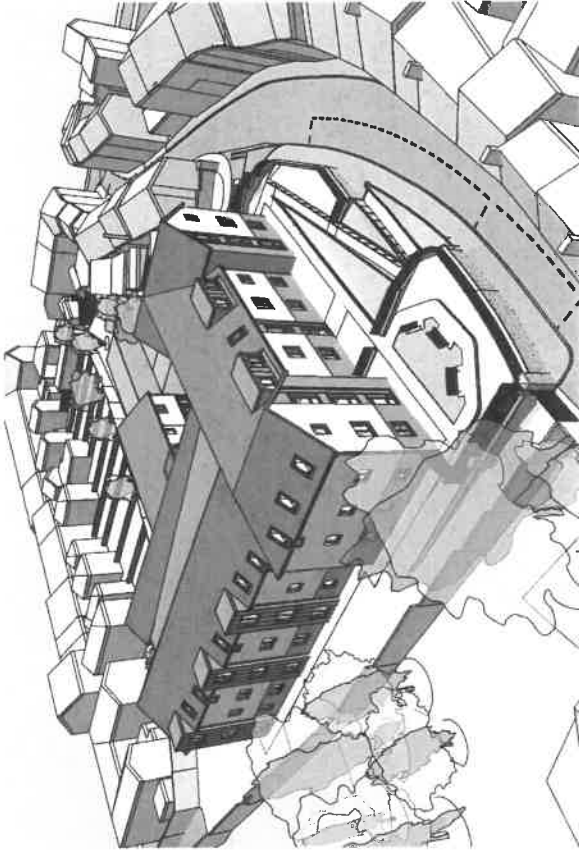
A combination of Ibstock and habitat boxes to be installed, those specified if boxes are not available. Alternative boxes to be agreed with AES-LTD.



3 NORTH ELEVATION
SCALE: 1 : 100



4 EAST ELEVATION
SCALE: 1 : 100



REV	DESCRIPTION	DATE	BY
B	Windows adjusted on plot 26. Rat box locations added to elevations	25/11/19	DP
A	Tender Issue	09/10/19	DP

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PROJECT
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for CCG

DRAWING TITLE
3D AERIAL VIEWS

SCALE @A3 DATE 09/07/19 DRAWN DP CHECKED MF

DRAWING STATUS PLANNING

JOB No DRAWING No REVISION
C928 012 B

AG AINSLEY COMMON ARCHITECTS

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Agenda Item 5.4

PLANNING COMMITTEE	DATE: 09/12/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

Number: 4

Application Number: C19/0847/22/LL

Date Registered: 03/09/2019

Application Type: Full - Planning

Community: Llanllyfni

Ward: Llanllyfni

Proposal: Application to site four safari tents, one sauna building and retention of children's play area and associated works

Location: Land at Tal Y Maes Mawr, Nebo, Caernarfon, LL54 6RY

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 This is a full application to site four safari tents, construct an associated building to use as a sauna along with other associated work including creating parking spaces and a turning area for vehicles, landscaping, connections to utilities and installing sewage treatment works. In addition to this, the retention of a children's play area which has already been created within the same site.
- 1.2 The existing land is agricultural fields with traditional stone walls forming the boundaries of the fields and surrounding fields. A few quite small individual trees can be seen scattered within the land and on nearby lands. Access to the site leads to the applicant's residential curtilage along the existing private access that backs onto a detached residential house.
- 1.3 The site is located outside any defined development boundary and is, therefore, in the open countryside. The site is located within a Special Landscape Area and the Dyffryn Nantlle Landscape of Outstanding Historic Interest, whilst the existing access and part of the access road is located within a C2 flood zone. Part of the site has been designated as a wildlife site. A public footpath runs through the fields parallel to the site's eastern boundary.
- 1.4 The submitted plans submitted show the following:
- Access off a ramp that has already been created between the curtilage of the applicant's house into the parallel field, and to create an area with a grasscrete finish for parking and turning space for eight vehicles.
 - Construction of four safari tents of canvas material on a timber frame installed on timber platforms that have been set on a series of posts in the ground, and secured to the ground by a series of metal 'anchors' or pegs. Utility connections leading to the individual units are shown. Inside, they will include an open-plan living/dining area along with a bathroom and two bedrooms. In addition, part of the internal floor space is shown for possible use as a storage area or to locate a bed for children. Outside, a decking area will be constructed to the front, giving a total floor surface area of 51.3m². The tents will measure 3.5m in height from the timber floor to the ridge. The statement submitted notes that the tents will be tacked down into the timber floor and the decking, and not directly into the ground and taken down at the end of the season. It is stated that the timber flooring will be installed on the ground.
 - A detached building will be constructed to be used as a sauna room. This would be of a 'barrel' form and of timber material, measuring approximately 2.2m x 2.0m and set on a concrete foundation surrounded by gravel.
 - Installation of standard sewage treatment works with a connection to the four tents
 - Creation of new electricity and water connections into the site from the existing property, feeding individually into the four tents and the sewage treatment work.
 - Planting of new trees on the site.

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1.5 As part of the application, a Landscape, Planning and Design Character Statement was submitted.

1.6 For information, this is a re-submission of a previously refused application, with the following amendments included:

- To move the tents' location to a field which is nearer to the applicant's residential property, and which reduces the surface area of the entire development
- To change the form of setting wooden foundations into the ground by removing a series of timber posts which were to be driven into the ground
- To remove the access road and formal and permanent pathways
- To change the sauna building type
- To remove a series of lights

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 2011-2026, adopted 31 July 2017**

Policy ISA 1: Infrastructure Provision

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Policy PS 5: Sustainable development

PS 6: Alleviating and adapting to the effects of climate change

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4 - Design and Landscaping

Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.

Policy TWR 5: Touring caravan sites, camping sites and temporary alternative camping accommodation

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Policy PS 19: Conserving and where appropriate enhancing the natural environment

Policy AMG 2: Special Landscape Areas

Policy AMG 3: Protecting and improving features and qualities that are unique to the character of the local landscape

Policy AMG 5: Local Biodiversity Conservation

In addition to the above, it is also considered that the following are relevant:

Supplementary Planning Guidance: Holiday Accommodation

Supplementary Planning Guidance: Tourist facilities and accommodation (draft version but consideration will be given to parts not objected to during the adoption period)

Isle of Anglesey, Gwynedd and Snowdonia National Park – Landscape Sensitivity and Capacity Assessment – Gillespies March 2014

2.4 **National Policies:**

Planning Policy Wales, Edition 10, December 2018

Technical Advice Note 13: Tourism

Technical Advice Note 15: Development and Flood Risk

Technical Advice Note 18: Transportation

3. **Relevant Planning History:**

- 3.1 Application C19/0279/22/LL - full application to construct four safari tents, one sauna building along with associated work - refused on 13/07/19

4. **Consultations:**

Community/Town Council: Objection - impact on the privacy of nearby residents, road safety and an increase in traffic, nuisance on the grounds of traffic and visitor noise on the amenities of residents.

Transportation Unit: No objection to the proposal. It is noted that the four units are of appropriate sizes for couples or families and, therefore, likely to attract groups in one vehicle per unit. Consequently, it is assumed that a low number of vehicles are likely to visit the site at a time and, consequently, are unlikely to create significant traffic on local roads.

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Footpaths Unit:	Not received
Biodiversity Unit:	The sewage treatment works area extends somewhat into the field to the north of the site. As the footprint is comparatively small, and as the site will continue to be managed as grazing land, there are no Biodiversity concerns in relation to the application.
Natural Resources Wales:	Substantial concerns regarding the development were originally noted, and the development was opposed unless the site was connected to the main sewerage system, or evidence provided that it would be unreasonable to do so. Following receipt of further details, including a record of discussions with Welsh Water and NRW, it is accepted that sufficient information has been submitted to justify the use of a private sewerage system. As a result, there is no objection to the development on the grounds of this aspect. Observations are also presented regarding the impact on the landscape, flooding and protected species. These matters are discussed further in the report.
Welsh Water:	Standard conditions and advice in relation to equipment, connections and drains
Public Protection Unit:	Not received
Trees Officer:	No objection
Caravans/Licensing Officer:	A licence would be required along with compliance with the requirements of relevant legislation for such sites.
Land Drainage Unit:	No observations
Public Consultation:	<p>A notice was posted on the site and nearby residents were notified. The advertisement period has expired and several letters/correspondences of objection were received on the following grounds:</p> <ul style="list-style-type: none"> • Objections continuing as with the previous application • Detrimental impact on the local road network • Local roads are sub-standard for the increase in traffic • Impact on visual amenities/landscape including a Special Landscape Area, based on the form and size of the tents

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- Detrimental impact on the amenities of local residents and the local area on the grounds of noise, loss of privacy, etc.
- Unacceptable development site/size for the area
- Setting a precedent
- Detrimental impact on local biodiversity / no assessment of the development's impact on protected species
- No appropriate landscaping
- Permanent elements kept on the site despite claiming that the tents would be taken down
- Local Planning History of refusing similar applications on the grounds of the impact on local amenities
- Too many similar sites

As well as the above objections, objections were received that were not material planning objections and these included:

- Other sites had been refused by the Caravan Club
- The site is already being advertised/promoted on social media sites
- Planning matters relating to other nearby sites
- It would lead to an increase in crime

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 This is a re-submission of a previously refused application, with amendments to certain aspects, including the relocation of the site to a location nearer to the applicant's residence. A number of policies within the LDP are relevant when determining this type of application. It is believed that the main policies under consideration in this case are policies TWR 3 and TWR 5. Policy TWR 5 states that proposals for touring sites, camping or alternative temporary camping accommodation sites will be permitted provided they comply with all the criteria noted.
- 5.2 It is argued in the Planning Statement submitted with the application that Policy TWR 5 should be considered as the tents will not be permanent, because they would only have a restricted connection with the land.
- 5.3 However, for reasons explained in the report, it is considered - as it was in the case of the previously refused application - that Policy TWR 3 is most relevant in this case, as more permanent elements are proposed as part of the development.
- 5.4 Confirmation is given, in the information submitted with the application, that the tents' frames and canvas covers will be removed, as well as the timber decking which will now be set on the ground and secured with a series of pegs. Although it has been confirmed that the anchors, the wooden decking, the poles and the covers will all be removed from the site at the end of the season, as well as the sauna building, officers are of the opinion that other permanent elements remain on the site at all times, namely

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electricity/water/sewerage connections for the four individual tents, in addition to the stone foundations under the sauna building. Despite the confirmation given that the structures will be removed from the site, officers question the practicality of dismantling the tents and ancillary equipment (namely the bathroom and kitchen areas) and fully removing them from their site at the end of the season (It is noted that the applicant's website confirms that each tent has a full kitchen including a stove and a fridge in addition to a wood-burning heater).

- 5.5 Despite this, it is considered that the intention to install electricity and water connections for the individual tents, in addition to the connections to the sewage treatment system and the permanent foundations for the sauna building, create permanent elements which are contrary to criterion 3 of policy TWR 5 and the explanation of it. In addition to this, part of paragraph 6.3.85 of the explanation for policy TWR 5 notes: *"They should only provide basic facilities for sleeping, seating and eating without installation of water services or provision of drainage facilities for WC, showers and washing. This ensures that such structures do not generate a level of permanence that could increase the level of landscape impact and site restoration should removal of the structures be required.* It is not, therefore, considered that the intention to install electricity, water and sewerage connections and a stone base at the start of a holiday season, and then to remove them at the end of the season, complies with the requirements of criterion 3 of Policy TWR 5 and the explanation of it.
- 5.6 Given these elements as a whole, it is believed that the proposal would involve establishing permanent elements that could not be removed easily without disconnecting the entire systems, which does not appear to be practical, nor in accordance with paragraph 6.3.85 (see above) which provides an explanation for Policy TWR 5. It is considered that these elements would be fixed or permanent, and therefore is cannot be agreed with the agent's view that the proposal offers temporary alternative camping accommodation in accordance with Policy TWR 5. The officers are therefore of the opinion that the relevant requirements of policy TWR 3, regarding 'Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation' must be considered as a result of this.
- 5.7 This site is within a Special Landscape Area (SLA); therefore, part 1 of policy TWR 3 must be considered, which states *"proposals to develop new static caravan sites (i.e. a single or double caravan), new holiday chalet sites or permanent alternative camping accommodation will be refused in...Special Landscape Areas"*.
- 5.8 The site and the surrounding area in its entirety is located within the Special Landscape Area 07 North Western Fringes of Snowdonia, and is designated due to its important role as *"fringing highland that forms the transformation of the mountains of Snowdonia to the lower hills and the agricultural lands that surround the National Park."*
- 5.9 Policy TWR 3 does not permit developing a permanent alternative camping accommodation site on sites within Special Landscape Areas. As already noted, it is believed that this proposal is for the creation of a new permanent site. The proposal does not therefore comply with the fundamental requirements of Policy TWR 3 in terms of the creation of new sites within a Special Landscape Area and, consequently, it is considered that the proposed development is contrary to the relevant requirements of TWR 3.
- 5.10 The Local Authorities of the North West commissioned a study by the Gillespies company in the form of a report in response to increasing pressure on the landscape in order to safeguard the most sensitive and notable landscapes from inappropriate

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developments and in order to encourage suitable developments within suitable areas. The report provides an evidence-based study of the relative sensitivity and capacity of the landscape to tolerate various types and sizes of developments. The assessment of the area where this application site is located noted that the area's designation as a Special Landscape has been specifically made to restrict and slow down the various developments, including tourism developments.

- 5.11 It is not believed that the principle of the development is acceptable based on the information submitted, and the officers consider that the relevant policy is TWR 3. Part 1 of policy TWR 3 states "proposals to develop new static caravan sites (i.e. a single or double caravan), new holiday chalet sites or permanent alternative camping accommodation will be refused in ... Special Landscape Areas".

Visual amenities

- 5.12 The form and appearance of the tents are standard for this type of development. Nevertheless, it is believed that the units are large in size. The submitted plans show that the timber floor of the tents measure a total of 37.8m² and the external decking measures 13.5m², giving a full total of 51.3m². It is believed that these dimensions are very large for this type of development. In a recent appeal decision (ref. APP/W1850/W/18/3208401) the Inspector notes that in this instance, the floor surface area size of a tent that was over 45m² was 'very large'.
- 5.13 It is believed that the location of the development as it has been submitted with a reduction in terms of its permanent features in the current application, is an improvement on the previous application in terms of visual amenities and ensures a more logical development (it is accepted that this alone will not overcome the fundamental policy matters involving the principle of the development).
- 5.14 Despite this, and although the entire site has been reduced from the original plan by relocating the tents, and that it is likely that the impact is somewhat less than previously; it is not believed, despite the relocation, that they will blend fully due to the nature and size of the development, and the exposed nature of the land and the surrounding area. There are doubts and concerns that the landscaping as shown on the plans would be insufficient to fully protect the visual amenities of the area. The establishment of landscaping in a high and exposed area such as this would be likely to take some time, meaning that whether or not the development could be considered appropriate, the site would be visible for some time. As a result, it is considered that the proposal as shown is unacceptable in respect of this aspect and fails to conform to the relevant requirements of criterion 2 of policy PCYFF 3, which refers to the impact of a development on any site and its place in the local landscape.
- 5.15 Although the presence of traditional boundary walls around the site is likely to protect appearances/views to an extent, the tents, once they have been set up, are likely to be visible from outside the site, especially from nearby higher grounds. The proposal includes limited landscaping along the site's boundaries in order to provide additional screening. It is not believed that what is shown is sufficient to ensure appropriate screening for the site, and, therefore, it is not believed that the proposal would conform to the specific requirements of policy PCYFF 4, given its sensitive location in the countryside in addition to the Special Landscape Area and the Dyffryn Nantlle Landscape of Outstanding Historic Interest.

General and residential amenities

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- 5.16 As noted above, objections were received from local residents, referring to the likely detrimental impact of the proposal on their residential amenities. The nature of this type of development is likely to have an impact to some degree on the general amenities of any area due to the nature of movements, disturbance, noise etc.
- 5.17 The access road to the site backs onto two residential properties whilst the site of the tents itself, due to relocation, is now nearer to the applicant's residence. It is quite likely that there would be an element of disruption in the general area, although it is not possible to measure the scale of this disruption. Nevertheless, this is not a justification in itself to approve a development that could impact the local neighbourhood. Although landscaping is proposed, it is not believed that this in itself would entirely safeguard the amenities of nearby residents.
- 5.18 Although there will be periods of time when the tents or the site are vacant, occupiers are expected for a large majority of the year including the summer months, when residents can anticipate using their gardens and having their windows open without any excessive and unacceptable disruption. The outdoor areas that include decking for each tent means that the tents would have a permanent outdoor activity area. However, the new site is an improvement in terms of this aspect, with regard to the impact on the Bryn Tirion property.
- 5.19 It is acknowledged that the tent occupiers are unlikely to spend all of their time outside. Nevertheless, it is believed tent 4, in particular, and the parking space would be comparatively close to the Tai Newyddion houses. Given the proximity of these locations to the site boundary and the restricted distance between Tai Newyddion and the site, it is quite likely that there will be potential for noise from people who are on holiday in the tents, which could cause disruption to local residents as they use their properties.
- 5.20 Although the Public Protection Service did not make an observation on the proposal and that noise is a matter managed by a separate legislation, it is believed that the proposed plan has the potential to have a detrimental impact on the living conditions of residents of the nearby houses. The requirements of Policy PCYFF 2 states that proposals will be refused if they have a significant detrimental impact on the amenities of occupiers of local residences due to an increase in activity, disturbance or other forms of nuisance including noise. It is therefore considered, despite the relocation of the tents, that the proposal - due to its holiday nature and the associated comings and goings - is likely to create more activity and disturbance in the local area, which is in open countryside, and could have a detrimental impact on the amenities of local property owners. It is therefore considered unacceptable in terms of criterion 7 of Policy PCYFF 2.

Transport and access matters

- 5.21 Many concerns were expressed by local residents regarding the impact of the development on matters relating to transport and access. Mainly, it can be seen that there are concerns about an increase in transport on the existing rural road network. As previously stated, a response was received from the Transportation Unit to the statutory consultation. It notes that, based on the numbers that have been included on the plan, namely four tents for families or couples, it is unlikely that there would be a significant increase in the amount of movements in and out of the site.

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- 5.22 The Transportation Unit considers that the parking provision and the entrance as shown is acceptable for the proposal. As a result, it is considered that this element is therefore acceptable in terms of the relevant requirements of policies TRA 2 and TRA 4 only.
- 5.23 As a result of a recent appeal decision, it has become apparent that there is also a need to consider whether proposals of this kind are sustainable developments, considering planning policies which relate to the location of the proposed development. Policy PS 5 supports developments which are consistent with sustainable development principles, and where appropriate, developments should *"reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport"*.
- 5.24 The site is located in open countryside and some distance outside a development boundary. Although the land in question is under the ownership of Tal y Maes Mawr, the land does not form part of the property's curtilage and is noted on the application form as agricultural grazing land.
- 5.25 Policy PS 5 relates to 'Sustainable Development' and criterion 12 relates to the need to reduce the need to travel by private transport. As already noted, it is not considered that the site in question is a sustainable site which can be reached in various ways including walking, cycling and public transport, thus minimising the need to travel with private transportation. Therefore, the application site is in a secluded rural location, of considerable distance to the nearest village with shops and services. As a result of the proposed development's rural location, the tourists are likely to use their own transport to travel to the site. Any users who wish to use the bus stop would have to depend on a very occasional service in order to travel to their destination. As a result of the area's rural nature and the local landscape, it is likely that only some journeys, if any, would be made on foot or on a bicycle. Therefore, it is very likely that visitors will use private transportation to travel on a daily basis. Therefore, by failing to reduce the need to travel with private transportation, the proposal fails to meet the requirements of criterion 12 of Policy PS 5 and the requirements of Planning Policy Wales which promotes sustainable developments.

Biodiversity matters

- 5.26 The site where the sewage treatment work would be placed is land that has been designated as a Wildlife Site. In response, the Biodiversity Unit noted "The sewage treatment work area extends somewhat into the field to the north of the site. As the footprint is comparatively small, and as the site will continue to be managed as grazing land, there are no Biodiversity concerns in relation to the application."
- 5.27 It is therefore considered that this element is acceptable in terms of its impact on biodiversity matters, and as a result, that it conforms to the relevant requirements of policy AMG 5.

Flooding matters

- 5.28 The only access towards the application site (which also provides access to the applicant's house) is located within a C2 zone. As the entrance itself and part of the access road towards the site are located within a C2 flood zone, and form a key part of the proposed development, the matter must be considered in terms of conforming to relevant policies and advice. It is vital to explain that Technical Advice Note 15

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identified this kind of land use as a type of development which is very exposed to harm (highly vulnerable), and in this context, TAN 15 and the associate advice makes it completely clear that it is not possible to support this type of development within a C2 flood zone.

- 5.29 Section 6 of TAN 15 provides a precautionary framework to steer planning decisions, and notes the justification tests which should be implemented in the case of all new developments within various flood zones. The advice in paragraph 6.2 of the TAN recommends that new developments should be directed away from Zone C, and specifically notes that 'highly vulnerable developments ...in zone C2 should not be permitted'. This planning policy view is reiterated in the Welsh Government Head Planner's letter to all Local Planning Authorities, dated 9/1/14. In addition, part 11.22 of the TAN relates specifically to 'Caravan and Camping Sites', and states that 'such development should be refused in zone C2, as should proposed changes of use to residential mobile homes or permanent housing ...'. The response received from Natural Resources Wales under the heading "Flood Risk" states:

"We note that part of the development site's access drive is within a C2. Having consulted our maps, the depth of the floods there is approximately 120mm during extreme events (0.1% AEP). Guidance note OGN105a NRW advises that floods to ancillary areas should not be more than 300m, therefore, we have no further observations on the flood risk."

- 5.30 Despite these observations, TAN 15 states that only developments defined as less vulnerable to harm should be considered suitable within C2 zone areas. In this case, the proposed development falls within the definition of use which is 'very vulnerable to harm'. Therefore, as part of the site is within a C2 zone, the proposal cannot be supported in terms of this aspect as it would be contrary to the requirements of TAN 15. This matter is confirmed in a letter / instruction from Welsh Government regarding this opinion in particular; *"Paragraph 6.2 of TAN 15 notes that very vulnerable development within a C2 zone must not be approved."*
- 5.31 Based on the above assessment, and despite NRW's observations, it is not considered that the proposal is acceptable based on flood risk, and therefore that the proposal fails to conform to the relevant requirements of TAN 15 and part 4 of Strategic Policy 6.

Infrastructure Matters

- 5.32 Substantial concerns about the proposed development were highlighted as submitted by Natural Resources Wales with regard to the proposal for removing sewage into a private sewerage system rather than connecting to the main sewer system. They also originally stated that the proposed development was located within an area that has public sewerage and, as a result, they would expect a new development to connect to the public system unless satisfactory evidence is submitted that it is unreasonable to connect to the main supply.
- 5.33 Further information was received from the agent including a record of a discussion with Welsh Water and Natural Resources Wales, in addition to an estimate from a local contractor for the work needed to connect to the public system. Having received this information, Natural Resources Wales now accepts, based on engineering complications and high costs, that there is a basis for the installation of a private system rather than connecting to the public system, and does not object to the proposal.

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- 5.34 It is therefore believed that the information as it stands is acceptable, and, consequently, complies with the relevant requirements of policy ISA 1.

Response to the public consultation

- 5.35 As previously referred to, observations/objections to the proposal have been received from local residents objecting to the proposal, and a number of matters relating to the proposed development have been raised.

- 5.36 It is considered that all relevant matters have received thorough consideration in the above assessment. Matters that can be considered to be material planning matters are quite specific, therefore; not all of the matters raised can be considered, such as the planning history of other local sites as they are not deemed relevant to this specific development.

6. Conclusions:

- 6.1 Having considered the above and all the relevant planning matters including local and national policies and guidance, as well as the observations received, it is believed that this proposal is unacceptable as it is unable to satisfy the requirements of the relevant policies as noted.

7. Recommendation:

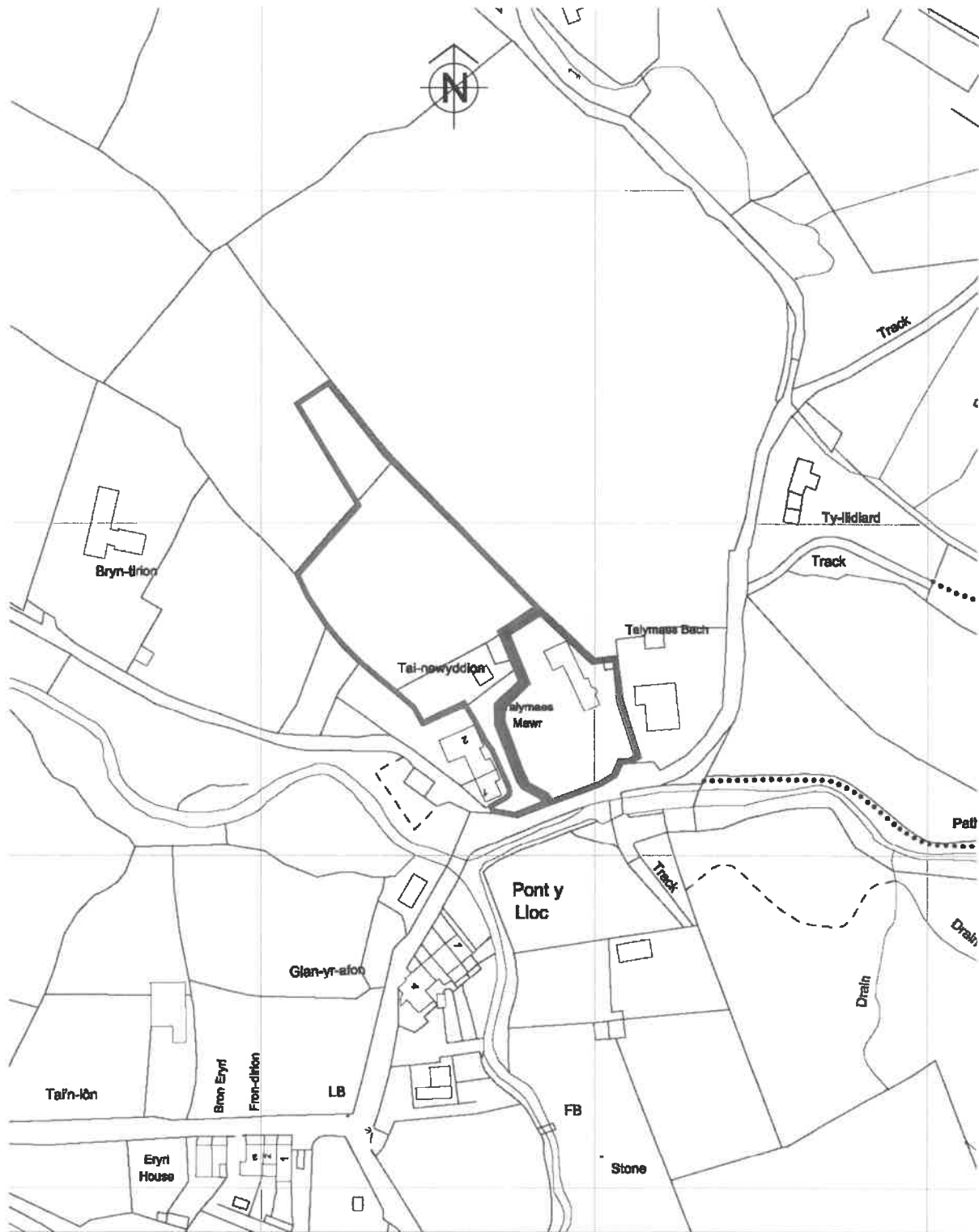
- 7.1 To Refuse – reasons

1. The proposal involves the creation of a new static alternative camping accommodation site within a Special Landscape Area. Policy TWR 3 of the Gwynedd and Anglesey Joint Local Development Plan did not permit the development of new alternative static caravan sites within Special Landscape Areas. The proposal is, therefore, contrary to Policy TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017).
2. The proposal involves the installation of a new glamping site in open countryside and some distance outside a development boundary, on an unsustainable site where the majority of visitors would be dependent on the use of their private vehicles. It is therefore considered that the proposal is contrary to part 12 of policy PS5 of the Gwynedd and Mon Joint Local Development Plan (July 2017).
3. Criterion 7 of Policy PCYFF 2 states that proposals will be refused if they have a significant detrimental impact on the amenities of occupants of local residences due to an increase in activity, disturbance, noise or other forms of nuisance. The Local Planning Authority is of the opinion that the proposal is likely to lead to unacceptable disturbance on the amenities of local houses and that this would be contrary to the requirements of policy PCYFF 2 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).
4. The general requirements of policies PCYFF 3 and PCYFF 4 note that a development is expected to respect the context of the site and its place in the landscape and integrate with its surroundings. It is believed that the proposal, based on the presence, form and scale of the tents are unacceptable features

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that are contrary to the relevant requirements of criteria 1 and 2 of policy PCYFF 3 as well as criteria 3 and 4 of policy PCYFF 4 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).

5. The proposed development involves the use of land considered to be 'highly vulnerable' to harm, and part of the site is within a C2 flooding zone. As a result, the proposal is contrary to the requirements of TAN 15: Development and Flood Risk, and part 4 of PS 6 of the Gwynedd and Anglesey Joint Local Development Plan.



Location Plan

Scale 1:1250

Site Area - 0.390 hectares

Client Name	Mr and Mrs D Roberts		
Project Name	Proposed Safari Tent installation at, Tal y Maes Mawr, Nebo Caernarfon, LL54 6RY		
Drawing title	Location Plan		



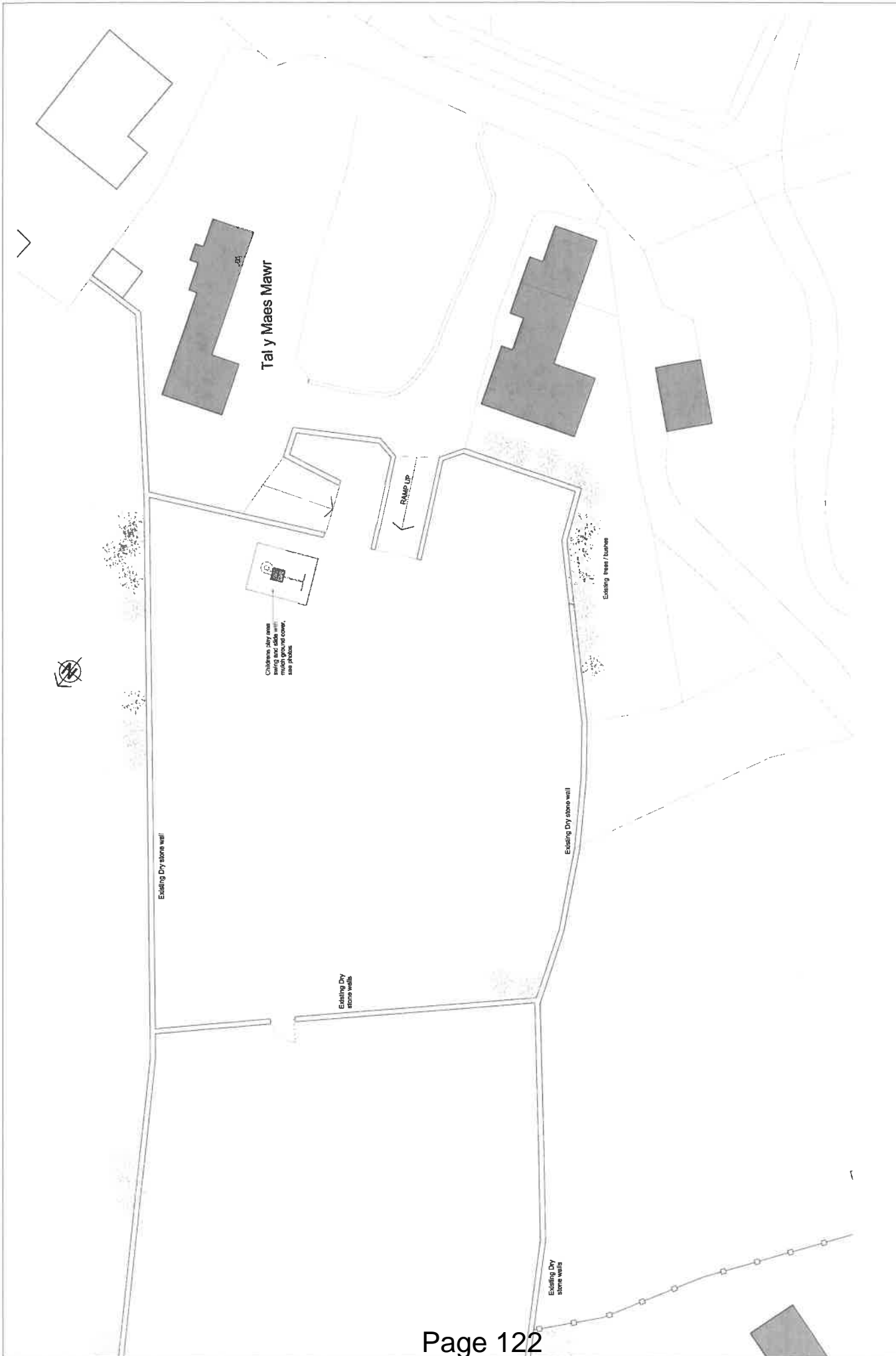
architectural design

john parry jones

designing for - retail - commercial - residential

1 Llwynon Terrace
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 LL30 2QP
 Tel: 01492 873042
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 email: jpcas@adol.com
 www.jpjarchitecturalsdesigns.co.uk

Project No	drg.no	Rev.	Scales	Status
636 - 02 - 19	05	A	1:1250 @ A3	



PROJECT Proposed Safari Tent Installation at Tal y Maes Mawr, Nebo Caernarfon LL54 6RY	client: Mr and Mrs Roberts	date: 1200 @A1	job no. 636 - 02 - 19	dfg no. 101	rev
	title: Existing Site Plan	architect: JP architectural design john jones jones	job no. 636 - 02 - 19	date 	date
NOTES All dimensions shown between this and any schedule or specification must be referred back to the relevant building work to be completed. This drawing must not be copied in whole or in part without the prior written permission of John Jones Jones					
no 	revisions 	description 	date 		

