
PLANNING COMMITTEE 10/02/20

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

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

Also in attendance: Gareth Jones (Assistant Head of Planning and Environment), Cara Owen (Planning Manager), Rhun ap Gareth (Senior Solicitor), Lowri Haf Evans (Democratic Services Officer) and Gruffydd Ellis (Democratic Services Officer)

1. APOLOGIES

Apologies were received from Councillors Louise Hughes and Dilwyn Lloyd

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) Councillor Gruffydd Williams (a member of this Planning Committee), in relation to item 5.3 on the agenda (planning application number C19/0733/41/LC) as his girlfriend has a building site in Chwilog.

Councillor Simon Glyn (a member of this Planning Committee), in relation to item 5.5 on the agenda, (planning application number C19/1127/46/DT), as he was the applicant's brother.

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

- b) The following members declared that they were local members in relation to the items noted:
- Councillor Jason Wayne Parry (not a member of this Planning Committee) in relation to item 5.1 on the agenda, (planning application number C19/0524/14/R3)
 - Councillor Eirwyn Williams (a member of this Planning Committee), in relation to item 5.2 on the agenda (planning application number C19/0890/35/MG)

3. URGENT ITEMS

None to note

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 13 January 2020, as a true record.

5. 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

6. APPLICATION NO C19/0524/14/R3 CANOLFAN SEGONTIWM LAND, PENDALAR, CAERNARFON

Full application to erect four self contained living units to be used as temporary accommodation for the needs of vulnerable individuals; creation of access road together with associated resources.

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

- a) The Planning Manager elaborated on the background of the application and noted that the proposed development site was located on part of the former Canolfan Segonitwm site and within the development boundaries of the town of Caernarfon, designated in the Local Development Plan as an Urban Service Centre. It was highlighted that the last use of the site was by Ysgol Pendalar and Canolfan Segontiwrm (a Day Centre for adults with learning disabilities). It was noted that the site's use ended some years ago and all the buildings had been demolished leaving only concrete floors in place.

It was explained that the proposal was to erect four units / living pods designed and provided to satisfy the needs of vulnerable individuals. It was added that the units would be temporary accommodation to assist users to stabilise their lives and move forward to more permanent accommodation. It was noted that the pods would be in the Council's ownership and managed as short term accommodation via the Council, in partnership with a registered social landlord.

It was considered that the size (fairly small one-storey), location, elevations and external finishes of these units were acceptable and designed for a specific purpose and they would not cause a detrimental visual impact. It was considered that the distances between the new buildings and the boundary with the rear of Llys Talar houses was acceptable and would not have a substantial detrimental effect on the amenities of nearby residents. It was acknowledged that observations had been received from residents of Ffordd Cwstenin, Ffordd Llanbeblig and Stryd y Faenol in the form of a petition that was concerned about the impact of the development on their amenities and the area in general.

In the context of highway matters, it was reported that it was proposed to undertake improvements to the road including widening the existing road and to create a footpath together with an area to turn in towards the units. It was added that the site was in an accessible location, approximately 400-500m from the town centre whilst the layout and design would ensure access to a wide range of users. The Transportation Unit did not have any objection to the proposal.

In the context of archaeological matters, it was noted that the site was located near the Roman fort of Segontium which was a scheduled monument. It was highlighted that discussions had taken place regarding the impact of the

proposed development on the scheduled monument. As a result of the observations and concerns raised by CADW and the Gwynedd Archaeological Planning Service, a full second consultation was conducted with the specialist bodies and responses were received with conditions for consideration.

Having considered all relevant planning matters, including local and national policies and guidance, as well as all the observations received, the proposal was considered acceptable and in compliance with the requirements of the relevant policies.

- b) Taking advantage of the right to speak, the Local Member noted the following main points:-
- There had been a lack of consultation with local residents - a petition had been signed expressing their objection. Not enough attention was given to the petition in the report (5.15 - only a sentence).
 - A number of enquiries had been made at Siop Gwynedd in Caernarfon and to the Planning Service, however, no discussions had taken place / responses received. Due to the lack of consultation and information, the local residents had to depend on the information in the press.
 - The local residents favoured good quality / affordable housing.
 - Several questions remained unanswered - 'vulnerable people'? what were the criteria?, security matters?, 24 hour care? - a lack of understanding and information regarding the proposal.
 - Historically, the area had suffered from anti-social behaviour.
 - No effort had been made to listen to and discuss the concerns of the area's residents.
 - What would happen to the value of the houses opposite?
- c) It was proposed and seconded to approve the application
- ch) An amendment was proposed to defer the decision for the following reasons:
- Undertake local consultation
 - Conduct a site inspection visit
- d) During the ensuing discussion, the following main observations were noted by members:
- The plan was innovative and the principle was promising
 - The observations / responses of the public consultation had been included in the report
 - The Community Council supported the application
 - There was funding from the Government to support the initiative - concern that this funding would be lost (end of March 2020 time schedule)
 - No objection to the plan, but a suggestion to visit the site (entrance issues)
 - It was accepted that a statutory consultation had taken place, however, it was suggested that a local consultation / discussion should be conducted as a matter of courtesy to local residents or a discussion with the Local Member.
 - It was suggested that there should be a re-consultation to alleviate concerns
 - More information was needed about the proposal's use and site management
 - If it was to be approved, the Housing Department should conduct further discussions with the local community

- dd) In response to a comment that further consultation was required, the Assistant Head of the Environment noted that a statutory consultation had taken place and the comments and responses received had been included in the report (5.9 - 5.15). It was added that the report clearly reflected that proposal's use to satisfy the needs of the homeless. It was noted that there was firm evidence of need.
- e) A vote was taken on the amendment

RESOLVED to defer the decision in order to

- **Discuss the application's principles and the community's concerns with the Local Member applicant and planning officers**
- **Conduct a site inspection visit**
- **Receive further information regarding site management**
- **Receive information on screening methods for entrance from neighbouring houses**

7. APPLICATION NO C19/0890/35/MG STATION BAKERY, HIGH STREET, CRICCIETH

Reserved matters application for the demolition of existing buildings and the erection of seven residential units approved under outline application reference C17/0912/35/AM

- a) The Planning Manager elaborated on the background and noted that the application before them was to solely assess the design and landscaping of the units, as the principle and matters relating to access, layout and scale had already been approved under the outline application. It was emphasised that two out of the seven residential units were affordable units. It was noted that work in relation to the development before them had commenced on the site, and the existing buildings had already been demolished, however, full planning permission did not currently exist on the site, and therefore work had ceased for now.

Following a period of public consultation, observations were received regarding the height of the buildings. It was explained that the scale has already been approved under the outline permission, and the plans submitted as part of this current application complied with the details approved under the outline permission. It was noted that the plans submitted as part of the current application confirmed that the scale and height of the dwellings continued to be in line with the details approved under the outline permission, and confirmed the finished floor levels that also released condition 13 of the outline permission. The block design confirmed the hard and soft landscaping finishes, that released the reserved matters element under condition 3 of the outline permission, in addition to the requirement for a landscaping scheme under condition 14. It was noted that the proposed design was simple, and it was proposed to finish the dwellings with slate roofs and external walls in white and grey coloured render.

Attention was drawn to the late observations form that had been received. It was highlighted that the application site did not have a public footpath running past the side of the site. The site was entirely within the Criccieth development boundary, and situated within an area of varied design features including a mix of different dwellings and commercial buildings. The proposed design, finish and landscaping was simple, and it was noted that it was in keeping

with area, and acceptable in terms of its visual impact. It was explained that the proposal before them would not have a detrimental effect on general amenities or the privacy of nearby residents.

It was confirmed that the reserved matters in the outline permission for the demolition of the former property and the erection of seven residential units under reference C17/0912/35/AM were acceptable and in accordance with planning policies.

- b) Taking advantage of the opportunity to speak, the Local Member noted that he had no objection to the application.
- c) It was proposed and seconded to approve the application in accordance with the recommendation.
- ch) During the ensuing discussion, the following main observations were noted by members:
 - That the outline application had been approved and there were no objections to the reserved matters.
 - It was approved that two out of the seven residential units were affordable residential units.

RESOLVED to approve the application noting that conditions 13 and 14 of the outline permission, relating to the finished floor level and landscaping plan are released as part of this permission.

8. APPLICATION NO C19/0733/41/LL LAND TO THE REAR OF MADRYN ARMS HOTEL, MADRYN TERRACE, CHWILOG, PWLLHELI

Application to vary condition 1 of C14/0061/41/AM and condition 1 of C18/0249/41/MG to extend the period to commence the work, amend the setting and design of the proposed dwellings together with the portion of affordable housing in the associated 106 agreement.

- a) The Planning Manager elaborated on the background of the application and explained that it was a full application to vary condition 1 of planning permission C14/0061/41/AM and condition 1 of planning permission C18/0249/41/MG to extend the period to commence the work, amend the setting and design of the proposed dwellings together with the portion of affordable housing in the associated 106 Agreement. It was explained that outline planning permission and a reserved matters permission had already been given under reference numbers C14/0061/41/AM and C18/0249/41/MG to erect 15 dwellings to include five affordable units. It was noted that the application before them entailed amending the setting and design of the houses together with reducing the portion of affordable housing from five to two.

It was explained that the proposal's principle had already been accepted and established via the outline planning permission and reserved matters that had already been granted on the site. It was noted that these consents, determined in accordance with the Unitary Development Plan at the time and the other relevant policies, remained on the site and established the principle of the current proposal. This was a material planning consideration. Attention was drawn to the need to consider whether circumstances or the

planning policy position had changed since these applications were originally approved, and to assess the amendments against current policies. By now, the Anglesey and Gwynedd Local Plan had been adopted and therefore there had been a material change in the policies since determining the principle of the previous outline application.

It was highlighted that under the Local Development Plan the percentage of affordable housing was less than what was required under the Unitary Development Plan. Although the previous permissions provided five affordable units, the proposal to provide two units now complied with the requirements of current planning policy (TAI 15). It was explained that these affordable units were located in the centre of the site and were two-bedroom houses in compliance with the area's need for affordable housing and confirmed by the Strategic Housing Unit.

It was noted that the proposal offered an appropriate mix of 11, three-bedroom houses (some with and without connected garages and different sized gardens) two, two-bedroom (affordable) houses and two, four-bedroom houses. It was added that this offered more variety compared to the previous plan that offered 11 three-bedroom houses, three four-bedroom houses and one two-bedroom bungalow. Confirmation had been received from the agent that the proposed mix was based on the Gwynedd Housing Need Assessment.

It was noted that visual, general and residential amenities and transportation matters were acceptable. It was added that there was no change to open spaces of recreational value or educational facilities.

It was considered that the development continued to comply with current housing policies and current supplementary planning guidance dealing with Planning Obligation, Affordable Housing and Housing Mix.

- b) Taking advantage of the right to speak, the agent on behalf of the applicant noted the following main points:-
- There was a better balance in the type of housing
 - There were no local objections to the plan
 - The Community Council supported the proposal
 - The developer was local and was familiar with the village
 - No impact on plans to re-open the public house in the future - the development worked hand in hand with this
 - The affordable houses were two bedroom dwellings, in accordance with the requirements of Tai Teg and Gwynedd Council's Housing Department.
- c) It was proposed and seconded to approve the application.
- ch) During the ensuing discussion, the following main observations were noted by members:
- Why did the original application include five affordable houses that had now been reduced to two?
 - Should a new application be submitted?
 - Concern that the two smallest houses were the affordable housing, but accepted if this responded to the need
 - When reviewing the Local Development Plan (2021) the viability of areas should be re-assessed to seek a better percentage of affordable

- housing.
 - Welcomed the fact that the developer was local and knew the area
 - That the educational contribution appeared to be too low
- d) In response to an observation regarding the educational contribution, it was noted that the contribution was based on information received from the Education Service and requirement of the relevant Supplementary Planning Guidance
- dd) In terms of the submission of a new application, it was noted that the developer was permitted to modify the types of housing offered. It was added that the plan before the committee was an improvement, the design features were better and offered a better mix of housing.

RESOLVED to delegate the power to the Assistant Head of the Environment Department to approve the application subject to amending the existing 106 Agreement to change the number of affordable houses (with no change to the educational contribution) and to relevant conditions relating to:

1. **Two years (in accordance with that requested on the application form)**
2. **External finish**
3. **Slate**
4. **SUDS**
5. **Highways Conditions**
6. **Welsh Water conditions**
7. **Lighting Scheme**
8. **Landscaping**
9. **Removal of permitted delegated rights from the affordable units**

9. APPLICATION NO C19/1045/18/LL RHYD Y GALEN FFORDD BETHEL, BETHEL, CAERNARFON

Siting of 18 touring holiday units, siting of a mobile shepherd's hut used as washing facilities for the touring units, create roadways together with environmental improvements including walkways and landscaping

- a) The Planning Manager elaborated on the application's background and noted that the existing planning permission allowed the siting of 63 touring caravans, six camping pods and two late arrival pitches. It was explained that this was a full application to extend the existing touring caravan site to site 18 additional touring units (caravans, motor homes, tents and trailer tents). It was explained that the touring units would be moved to a storage site within the existing caravan site outside the holiday season.

It was emphasised that the site was located in a field which was relatively hidden due to the presence of trees and hedgerows along its boundaries. The lie of the land along with existing landscaping at the boundaries created a site that was hidden from public places. The plan submitted with the application indicated the intention to reinforce the existing hedgerows with further planting, and this would reduce any impact on the landscape, and it was noted that the proposal would have no detrimental impact on the rural character and atmosphere of the local landscape. It was also noted that neither the site nor the nearby area had been recognised or designated as a landscape of any

special interest, and therefore there was less emphasis on safeguarding the landscape. It was stressed that the enclosed site meant that the site was not visible from the house of the nearest neighbour and this application would not have a substantial additional detrimental impact on the amenities of houses in the vicinity.

It was explained that the site was served by an existing entrance off a class 2 county highway. There was no intention to modify the entrance. It was noted that the Transportation Unit had no concerns about the proposal's effect on any road or proposed road and bearing in mind the scale of the development there was no expectation there would be any significant increase in transportation levels. It was emphasised that the proposal was acceptable in terms of road safety.

It was explained that the proposal was in compliance with all the requirements of relevant policies and was acceptable based on its location, setting, scale and impact on the visual amenities of the local area.

- b) It was proposed and seconded to approve the application in accordance with the recommendation.
- c) During the ensuing discussion, the following main observations were noted by members:
- The definition of 'touring' caravans was unclear as to all intents and purposes they were static caravans apart from the fact that they were removed for storage in the winter.
 - It was noted, referring to the relevant planning history in the application, that this site in the past had been extended from 35 to 50 touring caravans and it continued to extend. Concern was expressed about the untidiness that can be created in the countryside without any restraints on the size or appearance of caravans and caravan parks.
 - In response to the member's comment regarding tarmacadam, the Planning Manager noted that the recommendation would be for a softer colour rather than usual tarmacadam.
 - In response to the member's comment regarding pollution prevention, the Planning Manager confirmed that a pollution prevention plan would be agreed prior to the commencement of the construction work.

RESOLVED to approve the application;

Conditions

1. **Five years.**
2. **In accordance with the revised plans.**
3. **Landscaping.**
4. **Restrict the numbers to 18 touring units**
5. **Restrict the units to holiday use only.**
6. **Restrict the holiday season.**
7. **A register to be maintained.**
8. **The units to be stored in a storage site when not in use / outside the holiday season**
9. **Act in accordance with the recommendations of the Ecological Assessment.**

- 10. No tree felling, hedge cutting or clearing of vegetation in the nesting season.**
- 11. Agree on the colour of the tarmac for the service road.**
- 12. Lighting control.**

10. APPLICATION NO C19/1127/46/DT TAN Y BWLCH, GARN FADRYN, PWLLHELI

Construction of residential annexe

- a) The Planning Manager elaborated on the application's background and noted that it was an application to demolish an existing outbuilding and erect a single-storey building in its place to be used as a residential "annexe" ancillary to the main house. The site was within the garden of "Tan y Bwlch", which was a detached property near the hamlet of Garn Fadryn, and outside any development boundary as defined by the Anglesey and Gwynedd Joint Local Development Plan. The site was within a designated Area of Outstanding Natural Beauty.

It was explained that the application had been submitted before the Committee as the applicant was a relation to a Council Member.

It was considered that the design and proposed materials were acceptable and would not impair the character or appearance of the area.

- b) Taking advantage of the right to speak, the applicant noted the following main points:-
 - That the annexe did not impair the landscape
 - The building was more in-keeping than the existing - better for the environment.
- c) It was proposed and seconded to approve the application.
- ch) In response to a question regarding enforcement issues to prevent the house from becoming a holiday home in the future, it was highlighted that a condition had been imposed stating that it was for residential use in connection with the house only.

RESOLVED to approve the application

Conditions:

- 1. Five years**
- 2. Development to comply with the approved plans**
- 3. Residential use to be ancillary to the house only**

**Notes : Welsh Water
Natural Resources Wales**

The meeting commenced at 1.00 pm and concluded at 2.00 pm

CHAIRMAN