



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 10TH FEBRUARY, 2020

Location

Neuadd Dwyfor, Stryd Penlan,

Pwllheli, Gwynedd, LL53 5DE

Contact Point

Lowri Haf Evans

lowrihafevans@gwynedd.llyw.cymru

01286 679 878

(DISTRIBUTED 31/01/20)

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 - 15

The Chairman shall propose that the minutes of the previous meeting of this committee, held on January 13th 2020, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C19/0524/14/R3 CANOLFAN SEGONTIWM 16 - 31 LAND, PENDALAR, CAERNARFON

Full application for the construction of 4 self-contained living units, creation of estate road with associated services

LOCAL MEMBER: COUNCILLOR JASON WAYNE PARRY

[Link to relevant background documents](#)

5.2. APPLICATION NO C19/0890/35/MG STATION BAKERY, HIGH 32 - 47 STREET, CRICCIETH

Reserved matters application for the demolition of existing buildings and construction of 7 living units approved at outline stage under reference C17/0912/35/AM

LOCAL MEMBER: COUNCILLOR EIRWYN WILLIAMS

[Link to relevant background documents](#)

5.3. APPLICATION NO C19/0733/41/LL LAND TO THE REAR OF MADRYN ARMS HOTEL, MADRYN TERRACE, CHWILOG, PWLLHELI 48 - 68

Application to vary condition 1 of C14/0061/41/AM and condition 1 of C18/0249/41/MG in order to extend the time period to commence work and amend the layout and design of the proposed dwellings and the proportion of affordable dwellings in the associated S106 agreement

LOCAL MEMBER: COUNCILLOR ALED EVANS

[Link to relevant background documents](#)

5.4. APPLICATION NO C19/1045/18/LL RHYD Y GALEN FFORDD BETHEL, BETHEL, CAERNARFON 69 - 82

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

LOCAL MEMBER: COUNCILLOR SION JONES

[Link to relevant background documents](#)

5.5. APPLICATION NO C19/1127/46/DT TAN Y BWLCH, GARN FADRYN, PWLLHELI 83 - 90

Erection of residential annexe

LOCAL MEMBER: COUNCILLOR SIMON GLYN

[Link to relevant background documents](#)

PLANNING COMMITTEE 13/01/20

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

Councillors: Councillors: Stephen Churchman, Simon Glyn, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Elin Walker Jones, Dilwyn Lloyd, 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), Gareth Roberts and Lowri Haf Evans (Democratic Services Officer).

1. APOLOGIES

Apologies were received from Councillor Huw G. Wyn Jones

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

a) Councillor Stephen Churchman (a member of this Planning Committee), in item 5.2 on the agenda (planning application number C18/1183/08/LL), as his daughter worked in Portmeirion.

b) Councillor Gruffydd Williams (a member of this Planning Committee), in item 5.2 on the agenda, (planning application number C18/1183/08/LL), because he knew the applicant.

The member was of the opinion that it was a prejudicial interest and he withdrew from the Chamber during the discussion on the application.

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

- Councillor John Brynmor Hughes (not a member of this Planning Committee), in relation to item 5.1 on the agenda (planning application no. C19/0027/39/LL)
- Councillor Gareth Jones (not a member of this Planning Committee) in relation to item 5.3 on the agenda, (planning application number C19/0988/42/LL)

3. URGENT ITEMS

None to note

4. MINUTES

The Chair signed the minutes of the previous meeting of this Committee, held on 09 December 2019, 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**5.1. Application Number C19/0027/39/LL LAND NEAR DRWS Y LLAN, LLANENGAN**

Construction of two affordable dwellings (amended application)

Members of the Committee had visited the site on 09-12-19

- a) The Assistant Head of Planning and the Environment elaborated on the background of the application and noted that the application had been discussed originally at the Planning Committee on 01-07-19 where it was recommended to approve the application contrary to the officers' recommendation, on the grounds that it would meet the local need for housing. Following the decision, the Assistant Head 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. A further report was submitted at the Committee on 09-12-19, however it was noted on the late observations form that a request had been received from the applicant to defer the discussion on the item so that they had an opportunity to discuss the options referred to in the report. Following the deferral, it was reported that no further comments had been received from the applicant.

Attention was drawn to the discussions that had been held between the applicant and the Planning Authority since the committee in July 2019, along with confirmation that the applicant had provided clarity on issues relating to ownership certificates, ecological / reptile report and an update on the Tai Teg assessment.

The members were reminded that five reasons for refusing the application had been noted (lack of need, location, size, value of the houses and lack of reptile survey), and reference was made to the information that responded to those issues in the report. Reference was made to the criteria of Policy Tai 6 where a request was made of evidence that the affordable house was required for local need. It was reported that the applicants had been reassessed by Tai Teg to identify whether they were eligible for an affordable house. In this case, it was reported that two couples had been assessed by Tai Teg (in accordance with the usual procedure), in order to assess whether they were eligible for an affordable house. Following an assessment by Tai Teg, it was confirmed that one couple was eligible for an affordable house; however, the other couple was not eligible for an affordable house.

It was highlighted that the valuation for the houses as part of the application had been received from Beresford Adams noting a price of £325,000 on the open market. This was considered low and therefore a consultation was held with the District Valuer for an unbiased opinion in accordance with the Affordable Housing SPG. The District Valuer is of the opinion that value of the houses is £370,000 each on the open market. In order to ensure that the price of the houses is affordable (£146,851 - Strategic Housing Unit analysis), there would be a need to apply a substantial discount of 60% in order to have a price that was comparative to affordable housing. It was reiterated that applying such a high discount caused problems as the lenders were unwilling to give a loan on these grounds. It was also noted that the need for a 60% discount, which was more than the affordable price, highlighted the fact that the houses were not affordable in the first place. Therefore, it was confirmed that the application did not comply with the relevant criteria of policy TAI 6 in respect of need, location, size and value of the houses. It was noted that a reptile survey had addressed the biodiversity matters on the site.

The Assistant Head referred to the risks to the Council should the application be approved contrary to the recommendation. He also referred to three potential options in terms of

determining the application. It was emphasised that option a), namely to refuse the application, was the only option where there was no risk to the Council and where firm evidence provided grounds to the decision.

It was noted that option b), namely to approve the application with a 106 agreement and a 60% discount in order to ensure that the houses are affordable to the future would be problematic in terms of attempting to secure a loan etc., and affordability. Also, the Committee was reminded that one couple was not eligible for an affordable house following a Tai Teg assessment; therefore, they would not be eligible to live in any of the houses with option b).

The Assistant Head also referred to option c) which would mean approving two open market houses, emphasising the risks of approving houses in the countryside, without any control over the occupancy or prices of the houses.

It was considered that the proposal was not acceptable as it did not comply with planning policy requirements or the Council's local guidelines, or with national policies and guidelines.

b) Taking advantage of the right to speak, the Local Member noted the following main points:

- That the application was unique
- That the proposal would provide homes for life for professional Welsh people who had chosen to remain in the area due to family connections
- That the area needed professionals to remain in their local communities
- That the policies did not support applications for people to remain in their local communities - there was a need to scrutinise the suitability of the authority's affordable housing policies in communities such as Llanengan;
- That the income assessment highlighted that the applicants could not live in the house or buy a house in the local area - the open market housing in the area were not affordable;
- The applicants had decided on the self-build option as the land had been gifted to them by the family;
- That the criteria was out of their reach - that they were willing to accept conditions / had listened and accepted advice, and had adapted plans as needed;
- Native Welsh speakers had to be encouraged to remain in their communities if we were to respond to the challenge of securing one million Welsh speakers by 2050 - planning policies posed a threat to the language;
- Support had been shown to the application by the local community, local Councillors and Liz Saville Roberts, the MP for Dwyfor-Meirionnydd.
- A Councillor's role was to support local people and place Gwynedd at the centre of what they did

c) It was proposed and seconded to approve the application, contrary to the recommendation. The proposer confirmed in accordance with Option b) of the report, that the permission was subject to an affordable housing 106 agreement with a 60% discount in the market price in an attempt to ensure that the houses would be affordable in the future.

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

- That there was a need to take a step back and consider the context of the application - the policy was not suitable and appropriate.

- There was a need to address the fact that people needed to feel as if they 'belonged' to their community - if people left, this created a poor community
- That there was a need to review the planning policies - policies did not make sense in some cases
- The only way to keep Welsh speakers in the area was to approve the application.
- That the market price in some pockets of Gwynedd closed out local people.
- Encouraged further discussions to seek a solution - size and location could be discussed
- Reducing the size of the house would reduce its value in order to reach the affordable housing target
- That pressure had to be placed on the Government to formulate policies that gave people a right to live in their areas, to facilitate the local need for houses

- Sympathy for the applicant's situation, but the proposal was contrary to too many policies
- That the applicants had to be eligible for affordable housing

RESOLVED to approve the application with a 106 agreement with a 60% discount of the market price in accordance with option b) of the report.

In accordance with the Procedural Rules, the following vote to approve the application was registered:

In favour of the proposal to approve the application, (8) Councillors Seimon Glyn, Louise Hughes, Elin Walker Jones, Dilwyn Lloyd, Gareth A Roberts, Eirwyn Williams, Gruffydd Williams and Owain Williams

Against the proposal to approve the application (4): Councillors Stephen Churchman, Anne Lloyd Jones, Berwyn Parry Jones and Edgar Owen

Abstaining, (0)

Conditions:

1. Time
2. In accordance with the plans
3. Materials
4. Slate
5. Withdrawal of PD
6. Welsh Water / SUDS
7. Biodiversity
8. Highways
9. Landscaping

5.2. Application Number C18/1183/08/LL - Car Park, Portmeirion, Penrhyndeudraeth,

Application to create a camping site for up to 23 camping vehicles as well as changes to a services building approved under C17/0116/08/LL together with associated landscaping work.

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 application site was located on the outskirts of the stunning village of Portmeirion where an established car park was located. It was highlighted that planning consent

has been granted to erect a maintenance services building nearby and the application submitted included making changes to this development and to incorporate this as part of the camping site development. It was noted that the site was extensive and included a number of different existing developments which comprised buildings and open spaces, woodlands and stunning structures. It was reiterated that it would be inevitable that developing parts of the site could affect other parts of it, with the potential of impacting the value of the site in its entirety. The site was within a Conservation Area and an area designated as a Special Landscape Area and the Aberglaslyn Area of Outstanding Historic Interest.

Whilst there was clear support for general plans in order to improve, extend and strengthen the business, it was essential that any plans conformed to current local and national development policies of relevance.

Attention was drawn to observations that had been received which made specific reference to the impact of noise and the additional visual impact that would derive from the development as a result of intensified use of the site, in comparison with the current use as a car park for a neighbour of the site. It was noted that the neighbour had suggested methods to mitigate these impacts by means of substantial and suitable landscaping between their property and the application site. Following discussions between the applicant and the objector and an agreement about additional landscaping, the objector confirmed that he was withdrawing his objection. As the Planning Authority had not been party to these discussions and therefore unaware of the content of the discussion, it was not possible to impose conditions under such circumstances; therefore, they were only acknowledged.

- b) Taking advantage of the right to speak, the applicant's representative noted the following main points:
- That the proposal was a development that would promote tourism
 - A new pedestrian access would be created
 - Close collaboration had taken place with the Planning Authority to meet the need
 - That the site added value by offering a broad range of accommodation
 - That Portmeirion was a good local attraction and employer
- c) It was proposed and seconded to approve the application in accordance with the recommendation
- dd) During the ensuing discussion, the following main observations were noted by members:
- That the Local Member supported the application
 - That Portmeirion created good jobs for local people

RESOLVED to approve the application

1. **Five years**
2. **In accordance with the plans, tree report and bat report**
3. **Touring Holiday Units Condition**
4. **Seasonal condition March to October**
5. **Landscaping plan**
6. **Lighting scheme**
7. **Use of the building in accordance with the floor plan**
8. **Construction hours 8-6 Monday to Friday and 8-1 Saturday**
9. **Litter storage to be operational prior to using the camping site**
10. **Toilet facilities etc., to be operational prior to using the camping site**
11. **Tree work**

12. Prior agreement to be reached on phased work**13. Bilingual signage****5.3 Application Number C19/0988/42/LL – Bwthyn Bridin, Lôn Bridin, Morfa Nefyn**

Creation of a balcony and access door from the house along with the installation of two heat pumps

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

- a) The Planning Manager elaborated on the background of the application and explained that the proposal involved the creation of a first-floor balcony along the front of the house above existing flat roof sections and installation of two heating pumps to serve the property. It was explained that the property stood adjacent to the access to Morfa Nefyn beach, but on a slightly more elevated level than the beach, with a high boundary wall surrounding the front and sides. The site was outside the designated Llŷn Area of Outstanding Natural Beauty (but within 240m) and was within the Llŷn and Bardsey Island Landscape of Outstanding Historical Interest.

In the context of general and residential amenities, it was highlighted that the submitted plans included a solid 1.8m high screen that would reduce the potential of overlooking through the neighbour's windows. The application had been assessed against the requirements of Policy PCYFF2 and the officers did not believe that the development would have an intrusive and detrimental impact on the neighbour's amenities and therefore the proposal was considered acceptable.

The application was submitted to the Committee at the Local Member's request.

- b) Taking advantage of the right to speak, the Local Member noted the following main points:
- He considered the adaptations to be substantial
 - The Community Council and the local residents were concerned about changing the area's appearance and look
 - No objection to installing two heating pumps provided that they were inside the site
 - That he objected to the balcony on the grounds of overdevelopment within an Area of Outstanding Natural Beauty (AONB), lands of interest and a sensitive area
 - He noted that the balcony would be completely visible and seen from three directions
 - The balcony would affect the enjoyment of beach users
 - The building was a part of an iconic view - was included on cards which promoted the area - the view needed to be retained as it was
 - That approximately 25 adjacent / nearby cottages did not have a balcony. This needed to be retained and a striking view should not be defaced.
 - That he was encouraging the Committee to refuse the installation of a balcony.
- c) It was proposed and seconded to refuse the application to install a balcony.
- ch) During the ensuing discussion, the following main observations were noted by members:
- That the balcony had been refused in a previous planning application
 - That installing a balcony would disrupt the tranquillity of the beach and visual amenities

- The balcony would disrupt the views into and out of the Area of Outstanding Natural Beauty
 - The site was iconic
 - The buildings were historic
 - To approve the application to install two heating pumps to serve the property
- d) In response to a comment stating that the Committee had refused the balcony in a previously discussed planning application (02-09-19), Members were reminded, following discussions with the agent before that Committee, that the balcony element to the front of the property had been removed from the application.

RESOLVED to refuse the application to install a first-floor balcony along the front of the house as it would create unacceptable changes to its appearance, thus having a harmful visual impact on views into and out of the AONB, contrary to Policies PCYFF 3 and AT 1 of the JLDP.

5.4 Application Number C19/0443/11/CR - 196 - 200 High Street, Bangor

Internal and external alterations to convert rear part of former Debenhams shop into six living units.

- a) The Planning Manager elaborated on the background of the application, noting that this application and Application Number C19/0444/1/LL (5.5) were linked. It was explained that the application in question was an application for listed building consent dealing with the listed matters alone and that Application Number C19/0444/1/LL was a full application that dealt with the principle of the development.

It was explained that the building was relatively modern without any conservation features of value in itself, but that it was listed as a listed building due to its connection to the front part of the building which was on the high street. It was noted that there were no objections to the application on the grounds of the relevant considerations. It was emphasised that the recommendation was to approve the application after a favourable response was received from Cadw.

- b) It was proposed and seconded to approve the application in accordance with the recommendation

RESOLVED to approve subject to receiving favourable comments from CADW and to relevant conditions relating to:

- 1. Five years**
- 2. In accordance with the plans/external materials to be agreed**
- 3. New painted timber frame windows**

5.5 Application no C19/0444/11/LL – 196 - 200, High Street, Bangor

Conversion and change of use of the rear section of the former Debenhams store to create 6 living units (5 x 1 bedroom and 1 x 2 bedroom).

- a) The Planning Manager elaborated on the background of the application and noted that this was a full application linked to the previous listed building application (5.4), to change the use of the rear part of the building of the former Debenhams site into six self-contained

living units as well as minor alterations to the building. It was noted that the application was acceptable in principle, on the grounds of amenities and all relevant policies.

As part of the application, and in accordance with Policy TAI 15, an open market valuation report was submitted for the proposed units which was based on the requirements of the 2017 Red Book. The open market valuation report stated that the open market prices of all the units would be lower than the affordable level in the area, and all the units, therefore, fell within the definition of affordable. This valuation was based on location, size and type of units proposed to be provided which comply with the relevant policies.

b) It was proposed and seconded to defer the decision for the following reasons:

- Consideration needed to be given to imposing a condition so that one of the flats had to be available at an affordable rent level, if they were let in the future.
- That a rent assessment needed to be received before making a decision.

c) In response to the proposal, the officers explained that the current report did not include a rent assessment that would explain what the affordable rent and market rent price were. It was suggested that it would be difficult to impose the condition before this information was obtained.

ch) During the ensuing discussion, members noted the following observations:

- Accepted that the price of the flats was affordable; however, there was a need to ensure that one of the flats had to be available at an affordable rent level, if they were to be let in the future.

d) In response to the observation, the Solicitor explained that as no affordable rent assessment was included in the current report, he would suggest deferring the decision so that the assessment could be received from the Housing Service

RESOLVED to defer the decision in order to receive further information about the rental price of the unit and amended assessment to address this.

5.6 C19/0995/11/LL - 233-235, High Street, Bangor

Revoke condition 3 of planning application C19/0323/11/LL which restricts two out of the eight units as affordable units

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 this was a full application to revoke condition 3 of planning permission C19/0323/11/LL which restricted two out of the eight permitted units as affordable units. The condition stated:-

'The development shall not begin until a scheme for the provision the 2 affordable units as part of the development has been submitted to, and approved in writing by the Local Planning Authority. The affordable units shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of Planning Policy Wales, Technical Advice Note 2: Planning and Affordable Housing, or any future guidance that replaces it. The scheme shall include:

- i) the timing of the completion of the two affordable units;*
- ii) the arrangements for the management of the affordable units;*

- iii) *the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable units; and*
- iv) *the occupancy criteria to be used for determining the identity of occupiers of the affordable units and the means by which such occupancy criteria shall be enforced.'*

The condition was imposed as clear and definitive information had not been submitted (specifically the open market price), as part of the previous application for the affordable provision. Nevertheless, it was considered that there was sufficient information to ensure that the Local Planning Authority could assess the application from the perspective of being able to ensure provision/an appropriate number of affordable housing as part of the application and in order to address the need.

It was explained that the site was located on Bangor High Street and the associated planning consent was application number C19/0323/11/LL. The intention was to convert the first and second floors of the building into residential units. The Committee approved this application in July 2019.

It was reported that the applicant had submitted information that included a viability assessment pro-forma, Property Valuation Report from a competent Chartered Surveyor, along with quotations for undertaking the conversion work. An argument had been submitted regarding the viability of the proposal, and critically, information about the open market price for the units had been submitted. It was noted that this type of information would normally be submitted with the application to convert or build and was considered early on in the process. Nevertheless, the applicant, in respect of the first application, had not acted in this way but rather had stated that they accepted a condition in order to consider this after the planning consent had been granted.

Also, an assessment of the value of the units was submitted by a company of Chartered Surveyors, based on the requirements of the Red Book (2017). It was reported that the open market value of the units would vary from £45,000 to £60,000 - the price had been restricted naturally due to the nature and scale of the site and the size of the units themselves. It was reiterated that the Council's Housing Strategic Unit had confirmed that the valuation of the proposed residential units was lower than the affordable price level (intermediate) for the Deiniol ward in Bangor and therefore, when considering the open market value of the residential units, the proposal would provide affordable units in any case, without a further restriction of a condition or 106 Agreement.

The condition was not considered necessary or reasonable in order to secure affordable units, as all units (8) would be affordable in any case. It was reiterated that the application was acceptable on the grounds of the requirements of local policy and relevant national guidance.

- b) Taking advantage of the right to speak, the agent noted the following main points:-
 - This was an application to revoke a 106 agreement
 - That the proposal was not viable - a valuation and costs had been submitted
 - The units would be affordable in any case
 - That the size and design of the flats as low-cost homes met the relevant policies
 - That the Planning Authority did not disagree with the conversion
- c) It was proposed and seconded to approve the application, provided that the rent charged for the units was intermediate / affordable rent, considering that the units themselves were affordable.

ch) During the ensuing discussion, the following points were made by individual Members:

- That an explanation was needed about what was meant by 'intermediate salary'
 - Need to ensure that the rent was affordable
 - A request was made for figures regarding the number of flats approved in Bangor - it was suggested that there may now be an over-provision
- d) In response to the request to consider the rent element, the Solicitor noted that no rent assessment had been completed. It was noted that full information was needed from the Housing Service, as the intention for the units was for them to be let. It was suggested that the decision should be deferred.

RESOLVED to defer the decision in order to receive further information about the rental price of the unit and amended assessment to address this.

The meeting commenced at 1.00pm and concluded at 3.05pm.

CHAIR

Agenda Item 5.1

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Number: 1

Application Number: C19/0524/14/R3

Date Registered: 06/06/2019

Application Type: Full

Community: Caernarfon

Ward: Peblig

Proposal: Full application to erect four self-contained living units and creation of access road together with associated resources.

Location: Land at Canolfan Segontiw, Pendalar, Caernarfon LL55 2RP

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

1. Description:

1.1 Full application to erect four self-contained living units to be used as temporary accommodation for the needs of vulnerable individuals. It is proposed to use the access and the existing road into the site to lead to the four individual plots with associated work within the site, including improvements to the road itself, fencing, installation of street lighting and landscaping will also be provided.

1.2 The proposed development site is located on part of the former Canolfan Segonitwm site and within the development boundaries of the town of Caernarfon, which has been designated in the Local Development Plan as an Urban Service Centre. Its last use was as a site for Ysgol Pendalar together with Canolfan Segontiw, namely a day centre for adults with learning disabilities. The site's use ended some years ago with all the buildings demolished leaving only concrete floors in place. Therefore, the site is empty, unused with overgrown vegetation and brambles throughout the site. However, one section of the site (which does not form part of the existing proposal) includes an electricity sub-station and a communications mast. The site is mainly surrounded in all directions by residential housing, with the rear gardens of Llys Talar and Cae'r Saint abutting the site to the north. To the south, is the Roman fort of Segontium, a scheduled monument.

1.3 To confirm, the proposal would entail:

- The construction of four units or living 'pods' that would be one storey with a floor area of 30m² and 4.3m high to the ridge within individual plots.
- Internally, there would be an open plan living room/dining room and kitchen with a bathroom and one separate bedroom.
- Externally, the walls would be finished with timber cladding and a dark grey coloured one layer membrane roof.
- Individual footpaths can be seen leading to the four units from the nearby road with a 2m high wooden fence surrounding the site.
- A bin store will be provided adjacent to the access road near the junction to the site.

1.4 The documents below have been submitted as part of the application:

- Design and Access Statement (with amended versions)
- Affordable Housing Statement
- Archaeology Assessment (with amended versions)
- Assessment of the Impact on Heritage (with amended versions)
- Ecology Impact Assessment
- Reptile Survey

1.5 The application is submitted to Committee bearing in mind the contentious nature of the proposal and the concerns highlighted during the consultation period.

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

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

2015 Act; in making the 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 Anglesey and Gwynedd Joint Local Development Plan.

PS 1 - The Welsh Language and Culture
 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
 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 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 cultural assets
 AT 1 - Conservation areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens.
 AT 4 - Protection of non-designated archaeological sites and their setting

Supplementary Planning Guidance: Open Spaces in New Housing Developments
 Supplementary Planning Guidance: Affordable Housing
 Supplementary Planning Guidance: Housing Mix
 Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities

2.4 National Policies:

Planning Policy Wales, Edition 10 2018

TAN 2: Planning and Affordable Housing
 TAN 5: Planning and Nature Conservation
 TAN 12: Design
 TAN 18: Transportation
 TAN 24: The Historic Environment

3. Relevant Planning History:

There are a number of varied applications concerning the previous use of the site e.g. as a school and day centre, temporary buildings and extensions to the buildings on the site at the time.

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

4. Consultations:

Community/Town Council: Agree

Transportation Unit: No objection to the proposal and it is suggested that standard conditions are imposed. It was confirmed that initial discussions had taken place where it was agreed that there was no need for parking spaces but it was necessary to provide an estate road of a standard width where it was possible to park on one side while leaving sufficient space for vehicles to be able to pass. It is noted that if there are further future plans to develop the remainder of the land, that it is possible to transform the turning area into a specific parking area for the four living units. These aspects will be expanded upon in the following assessment.

Welsh Water: Advice and standard conditions.

Public Protection: Not received

Natural Resources Wales: No observations to offer. Having received further information in the form of ecological assessments, a second formal consultation was conducted and a response was received to confirm that no European protected species use the site, there are no further comments to be made on the application, however, it is suggested that the Council's ecologist should be consulted due to the reptile interest on the site.

Biodiversity Unit: Initial observations note that the land is green land and therefore requires an ecological assessment. Assessments and further information were received from the applicant and a further response was received from the Biodiversity Unit for inclusion. They confirm that the information is thorough and correct and there would be conditions to ensure that the proposal is implemented appropriately in accordance with the suggested mitigation measures.

Strategic Housing Unit: The proposal addresses the need in the area with arrangements in place to work with a Housing Association to implement the development. It does not appear that there are sufficient arrangements currently available locally and this proposal provides specialist units that would meet with a specific need.

CADW: Concerns were highlighted regarding the impact of the proposed development on archaeological remains, bearing in mind the location of the nearby Segonium monument and a lack of clear information. Several versions of further information were received in response by the applicant's Archaeological Consultant. It is suggested to include a condition to undertake work on the site. These aspects will be expanded upon in the following assessment.

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Gwynedd Archaeological Planning Service: Discussions took place between the applicant and his archaeological consultant and GAPS to satisfy the concerns highlighted regarding the proposal's impact on archaeological remains. Further information was received in due course which is acceptable and sufficient for it to be formally set as a condition. Please see further observations regarding this aspect in the following assessment.

Public Consultation: A notice was posted on the site and nearby residents were notified. A second full consultation was undertaken following the receipt of further information. The first and second advertising periods have expired and the following comments/objections were received including a petition signed by approximately 30 local residents stating the following:

- Concern about the proposed use including concerns about anti-social behaviour
- Lack of information
- Detrimental effect on the area's general amenities
- Contrary to the requirements of Council policy that refers to health and safety issues of new developments.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The proposed site is located within the development boundary of the town of Caernarfon and in a mainly residential area. The site has already been developed and the second criterion of policy PS 5 states, *"development will be supported ... that give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the development boundaries of the urban service centre"*.

5.2 The proposal is to erect four living units or 'pods' that have been designed and provided to satisfy the needs of vulnerable individuals. They will be in the Council's ownership and managed as short-term accommodation via the Council, in partnership with a registered social landlord.

5.3 The explanation of the proposal states that it has been designed to satisfy the needs of vulnerable individuals with multiple and complex needs. It is further noted that the proposal will encourage engagement and will give the occupiers stability by providing high quality established accommodation with access to nearby support networks, community links and essential amenities and will facilitate the transfer from temporary living units to more established long term accommodation.

The location will enable close support and monitoring of clients by professionals such as the probation service, Social Services, health, substance misuse network etc. By providing the proposed pods, the Council is trying to satisfy a specific housing need for short/medium term accommodation. It is said that the Homelessness Services have noted that the number of clients who seek accommodation are greater than the supply and there is insufficient capacity within the social rental sector to provide for this group.

5.4 Therefore, the proposal in this case as noted is to provide four units or residential pods on the site. Their form and to an extent their size are intentional, in order to meet the requirements of the individuals who require support for specific needs. It is noted that the units are temporary

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

accommodation to assist users to stabilise their lives and move forward to more permanent accommodation.

- 5.5 Policy TAI 1 approves the erection of houses within suitable sites in the development boundary, and policies PS 16 and PS 17 refer to the housing provision and settlement strategy. It can be seen that through a combination of location, number and capacity the proposal in essence is totally acceptable based on the fundamental requirements of policies TAI 1, PS 16 and PS 17.
- 5.6 Policy TAI 15 attempts to ensure that an appropriate level of affordable houses are provided in the Urban Service Centres. From the submitted information, it is recognised that specialist self-contained accommodation is what is intended in this case, provided by Gwynedd Council with the support of a social landlord. Due to the nature of the proposed use as well as the size of the units themselves, it appears that all the units offer affordable accommodation to those in need and not living units available on the open market. Consequently, it is considered that the proposal is suitable and acceptable in terms of the relevant criteria in policy TAI 15.
- 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 information has been presented in the form of an Affordable Housing Statement with the application that justifies the need for such units, namely one bedroom units only. The Strategic Housing Unit have confirmed that the proposal addresses the need in the area and that arrangements are in place to work with a Housing Association to implement the development. They also note that it does not appear that there are sufficient arrangements currently available locally and this proposal provides specialist units that would meet with a specific need. Therefore, it is considered that the proposal, as it stands, is appropriate and in compliance with policy requirements and the SPG.
- 5.8 Based on the above, it is therefore considered that the proposal complies with all the requirements of policies PCYFF 1:Development Boundaries, PS16:Housing Provision, PS17: Settlement Strategy TAI 1: Housing in the Sub-regional Centre and the Urban Service Centres, TAI 8: An appropriate mix of housing and TAI 15: Threshold of Affordable Housing and their Distribution from the Local Development Plan and the SPG Housing Mix, and consequently is acceptable in principle.

Visual, general and residential amenities

- 5.9 This proposal is to erect four new one storey buildings on a site that was previously used as an education and care/training site. The previous buildings were significantly larger than the current proposal and on part of the site that was higher and therefore not visible within the local landscape. This use obviously meant that there were fairly intensive movements and activities deriving from the site, especially at specific times of the day.
- 5.10 The proposed buildings would be one storey and comparatively small in size. They will be erected on the lower section of the site in terms of land level, and will therefore blend into the location and will not prominently stand out from areas further away from the site. The proposal includes fairly modern elements in terms of elevations and external form but are appropriate for the proposed use. They have been planned in order to reach current requirements concerning various needs including energy saving etc. Policy PCYFF 3 notes that innovative and energy efficient design will be particularly encouraged, while policy PS 6 states that proposals that demonstrate sustainable design standards will be permitted.
- 5.11 Locally, there is a variety in terms of elevations and sizes of buildings, with the majority of residential housing being two-storey, while Pendalar Flats which are nearby, are three storey. It

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

is considered that the size, location and elevations and external finishes of these units are acceptable and have been designed for a specific purpose and they will not cause a detrimental visual impact at this location. In addition, the energy efficiency standard of these buildings also contribute to creating a sustainable site. It can be seen that the layout and design of the units achieve inclusive and effective design that allows full access to all. These requirements are noted in criterion 7 of policy PCYFF 3 and therefore it is considered the the proposal achieves this requirement. As a result, it is deemed that the proposal is acceptable in respect of the relevant requirements of policies PS 6 and PCYFF 3.

- 5.12 The proposed development entails that the preparatory work will clear the unacceptably overgrown site. Additionally, it is seen that the proposal intends to undertake soft landscaping on each plot and along the sides of the access road. It is also anticipated that the trees on the wider boundaries of the site will be retained. It is deemed that the development has considered landscaping matters by retaining and adding to the site's natural features and by doing so it is considered acceptable in terms of the relevant requirements of policy PCYFF4.
- 5.13 The closest section of plot 1 (the nearest to Llys Talar housing) is situated behind numbers 4 and 3 Llys Talar. The distance between the unit and the boundary wall is approximately 10m, while the proposed fence gives approximately 8m between the site and the boundary with Llys Talar houses. There is approximately 18-22m between the nearest section of the unit and the rear of the houses with approximately 16-18m between the fence and the rear of Llys Talar housing. It is considered that these distances between the new buildings and the boundary with the rear of Llys Talar houses is acceptable and that it would not have a substantial detrimental effect on the amenities of the nearby residents. It is acknowledged that the proposed development would lead to changes in terms of the site's use from the current situation, however, it is considered that this in itself does not create a detrimental situation to the degree where it would be unacceptable. Criterion 7 of policy PCYFF 2 states that proposals will be refused if they have an unacceptable adverse impact on various considerations including health, safety or amenity of occupiers of local residences. In this case there is proposed residential use and the proposal's scale is small, namely four, one bedroom units. The location and setting of the proposed units do not suggest that they will as a result lead to an adverse detrimental impact locally and therefore it is not considered that the proposal is unacceptable in terms of criterion 7 of policy PCYFF 2.
- 5.20 Therefore, based on the above, 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. It is therefore considered that the proposal meets with the relevant requirements of policies PCYFF 2, PCYFF 3 and PCYFF 4.
- 5.15 It is acknowledged that observations have been received from residents from Ffordd Cwstenin, Ffordd Llanbeblig and Stryd y Faenol in the form of a petition with concerns about the impact of the development on their amenities and the area in general. These locations are to the west, south-west and south and abut the wider boundary of the whole site. The location of the development is in the northern section of the site, with a formal access towards the units via the established entrance in the northern part of the site only. There is no suggestion that the rest of the site is open to unit users and it is seen that a 2m fence will be erected around the units themselves. It is also seen that there is an existing fence along the wider boundaries of the site and therefore it is deemed that an element of protection is already in place. The full management of the site will be in the Council's hands, while the day to day management of the units will be in the hands of the social landlord in cooperation with the Council. It is considered that current and proposed measures noted on the plans are suitable and reasonable for such a site and are acceptable in the context of planning considerations. The issue of the management of the units and to a degree the users themselves, are not material planning considerations and therefore these are outside what can be considered as part of a planning application.

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Highway Matters

- 5.16 The proposal involves re-using the access and the access road into the site off Ffordd Fictoria to the north. It is proposed to undertake improvements to the road including widening the road from the existing 4-4.5m to 5.5m and to create a footpath together with a turning area in towards the units. Due to the nature of the use of the units, no car spaces are provided for users, however, it is deemed that there would be plenty of room nearby for visitors to park temporarily, e.g. on Ffordd Fictoria and Ffordd Pendalar where there are no existing parking restrictions. The site is in an accessible location approximately 400-500m from the town centre whilst the layout and design will ensure access to a wide range of users. The footpath from the site to connect with Ffordd Fictoria ensures that there is a complete footpath from the site towards the town centre and established transport links.
- 5.17 The Transportation Unit has confirmed that there is no objection to the proposal and suggest that relevant conditions should be included to ensure an acceptable development. In order to confirm the views in terms of highways, further observations were received from the Transportation Unit noting that it was agreed during initial discussions that specific parking spaces were not required for each unit, however, an estate road of a standard width had to be provided with a standard size turning area to ensure sufficient access not only to transport the prefab units to the site, but also for access to the fire or ambulance service in an emergency. It is considered that the road and the turning area currently proposed are sufficient for the application in question. The width of 5.5m is sufficient for two cars to pass, therefore for this use one side can be allocated for parking for 'visitors' with the other side as an access road. If another plan is submitted in the future, then an additional turning area will be required further into the site and it would be possible to convert this into specific parking spaces for the four single units.
- 5.18 On this basis, it is, therefore, considered that the proposal complies with the relevant requirements of policies PS4, TRA 2 and TRA 4.

Language Matters

- 5.19 The indicative supply level of new houses to be erected for the town of Caernarfon states a figure of 415 during the Plan's lifespan. Briefly, the numbers completed or designated for development are 286 and therefore there is sufficient capacity available to erect these new units. Since criterion 1b of policy PS 1 states that a Welsh Language Statement will only be required when the proposed residential development will provide more than the indicative housing provision, in this case it is considered that the proposal complies with the requirements of this policy. It should also be noted that the local need has been recognised and therefore the development that will be realised will support the local demand. In addition, it is considered that it is possible to ensure that a Welsh name is given to the site that would reflect the local character.

Open spaces/Educational Provision

- 5.20 Policy ISA 5 ensures an appropriate provision of open spaces within new residential housing developments of ten or more units where the existing open spaces can not meet the needs of the proposed development. In this case, the proposal involves a number of living units that are less than the threshold as noted in the policy and therefore the requirements of policy ISA 5 are not completely relevant. However, the Joint Planning Policy Unit have noted that the application site is within a wider site and if there is any intention to develop the remainder of the site in the future, then this element will have to be considered at that time.
- 5.21 In the same manner, as it is one bedroom units that will be provided in this case, the need for an educational contribution would not be relevant to satisfy the requirements of policy ISA 1.

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Biodiversity Matters

- 5.22 The Biodiversity Unit has confirmed that there is a need to provide an ecological assessment for the site. An Initial Environmental Assessment was received together in due course with a Bat Survey and an Ecological Impact Assessment that have assessed the site in terms of relevant considerations.
- 5.23 A series of recommendation are offered in the reports, and in order to be able to support the proposal it is suggested that a condition is imposed stating that the recommendations in the ecological assessment need to be followed. The survey confirms the ecological position of the site and the type of mitigation required and it is deemed reasonable to agree and control this information via a formal planning condition.
- 5.24 On these grounds, the Biodiversity Unit confirmed via formal consultation that the proposal is acceptable and therefore it is considered that the proposal is acceptable in terms of its local ecological impact and its impact on protected species, subject to the receipt of a relevant mitigation statement, and it is considered that the proposal therefore complies with the requirements of policies PS 19 and AMG 5 and the advice in TAN 5. It is also noted here that NRW have confirmed following the second consultation, based on the additional Ecological information, that they have no further comments but suggest the matter is discussed with the Council's ecologist, who as noted above, has confirmed that the proposal is acceptable and to the inclusion of appropriate standard conditions.

Archaeological Matters

- 5.25 The site is located near the Roman fort of Segontium which is a scheduled monument. There was considerable discussion regarding the impact of the proposed development on this scheduled monument including the impact on the setting of the fort itself and any likely archaeological remains on the site to be developed which abuts a site of high importance such as this.
- 5.26 As a result of the observations and concerns raised by CADW as well as the Gwynedd Archaeological Planning Service (GAPS), the information was updated namely the Archaeological Assessment and an Assessment of the Impact on Heritage was submitted. Briefly, observations were received on the contents of the information by CADW and GAPS noting concerns about the information together with referring to the likely costs of undertaking excavation work on the site that may have an impact on the viability of the proposed development. Responses were received to the comments from the archaeological consultants on behalf of the applicant by amending the specialist assessments. A second full consultation was undertaken with the specialist bodies and the following responses were received:
- CADW - additional information was submitted by the applicant in support of this application including a fuller justification for the work of recording the site and the likely costs of undertaking a full site survey. As the applicant was aware of the costs attached to the condition to undertake work on the site and their responsibility of undertaking the work as suggested, the condition reaches the relevant requirements.
 - GAPS - the amended information has responded to the majority of the concerns highlighted in our initial observations. It is suggested that appropriate conditions are included to mitigate the development's impact including reaching agreement on an archaeological work programme for the site and to prepare a detailed report on the results of the survey work following the completion of the work.
- 5.27 Developing a site such as this, so close to an important monument at Segontium, is bound to raise several questions in terms of the impact on likely archaeological remains. Although the site has already been developed by erecting the buildings that operated as Ysgol Pendarar and Canolfan Segontium and all the associated resources, it is necessary to ensure that further developments do

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

not have any further impact on any likely remains. By receiving confirmation from CADW and GAPS that conditions would be suitable in this case, we have to assess the proposal in the context of specific policies and guidance.

- 5.28 Policies AT 1 and AT 4 both note the importance of undertaking a thorough assessment and an assessment of the impact of the new developments and sites or protected designations. It is deemed that suitable and sufficient information has been submitted in this case to fully assess the proposal and by including specific conditions it can be ensured that no development can be undertaken until a programme of further archaeological work is agreed upon that satisfies the concerns of CADW and GAPS. It should be noted, although a recommendation can be made to approve the application, that such a programme can be complex and costly with the potential to make the plan non-viable. The applicant is aware of the situation, and has provided outline costs. Therefore it is considered that a thorough assessment and information have been submitted, that observations from relevant bodies have been received and as a result a full assessment has been made against adopted policies. In TAN 24, the following advice is given: *"The needs of archaeology and development may be reconciled and potential conflicts between development proposals and the preservation of significant archaeological remains can often be avoided through pre-application discussion. This should be between the applicant, the local planning authority, their archaeological advisors and, in cases where scheduled monuments may be affected, Cadw... The local planning authority must take into account relevant policies and material considerations, and will need to weigh the significance of the remains against the benefits of and need for the proposed development"*. Consequently, and as a result of full consideration of all the relevant Planning matters it is deemed that the proposal is acceptable in terms of the relevant requirements of policies PS 20, AT 1 and AT 4 as well as Technical Advice Note 24: The Historic Environment and Planning Policy Wales.

Drainage matters

- 5.29 The proposed development has been designed to include and incorporate standard and current drainage measures. The current requirements for the provision of new living units state that it is required that every new development in Wales that is 100 sqm or more has a Sustainable Drainage System to control surface water. This is expressed in criterion 6 of policy PCYFF 3 that states the need for drainage systems to be designed to limit surface water run-off and flood risk and prevent pollution. As is customary, standard instruction is attached by Welsh Water and information regarding submitting an application to authorise sustainable drainage schemes. By so doing, it is considered that the proposal is acceptable and in accordance with the requirements of criterion 6 of Policy PCYFF 3.

Response to the public consultation

- 5.30 A notice was posted on the site and nearby residents were notified. Observations were received from local residents as noted above. It is acknowledged that significant concern has been highlighted regarding this proposal. The location of the units within a small section of a wider site making use of features that have already been created including the access and the current access road. The setting of the proposed site is planned to ensure a suitable location for prospective users. It is considered that the location and form of the development would not lead to direct obvious concerns regarding local amenities and therefore in this case is considered that there are no obvious planning reasons to refuse the application.

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 believed that this proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

7. Recommendation:

7.1 To approve – conditions

1. Time
2. Compliance with the plans
3. Landscaping
4. Biodiversity conditions
5. Highway conditions
6. Working hours
7. Archaeology
8. Provision of a bin store prior to the units being occupied
9. Fence to be installed prior to occupation
10. Welsh Water
11. Withdrawal of PD

Notes:

Welsh Water

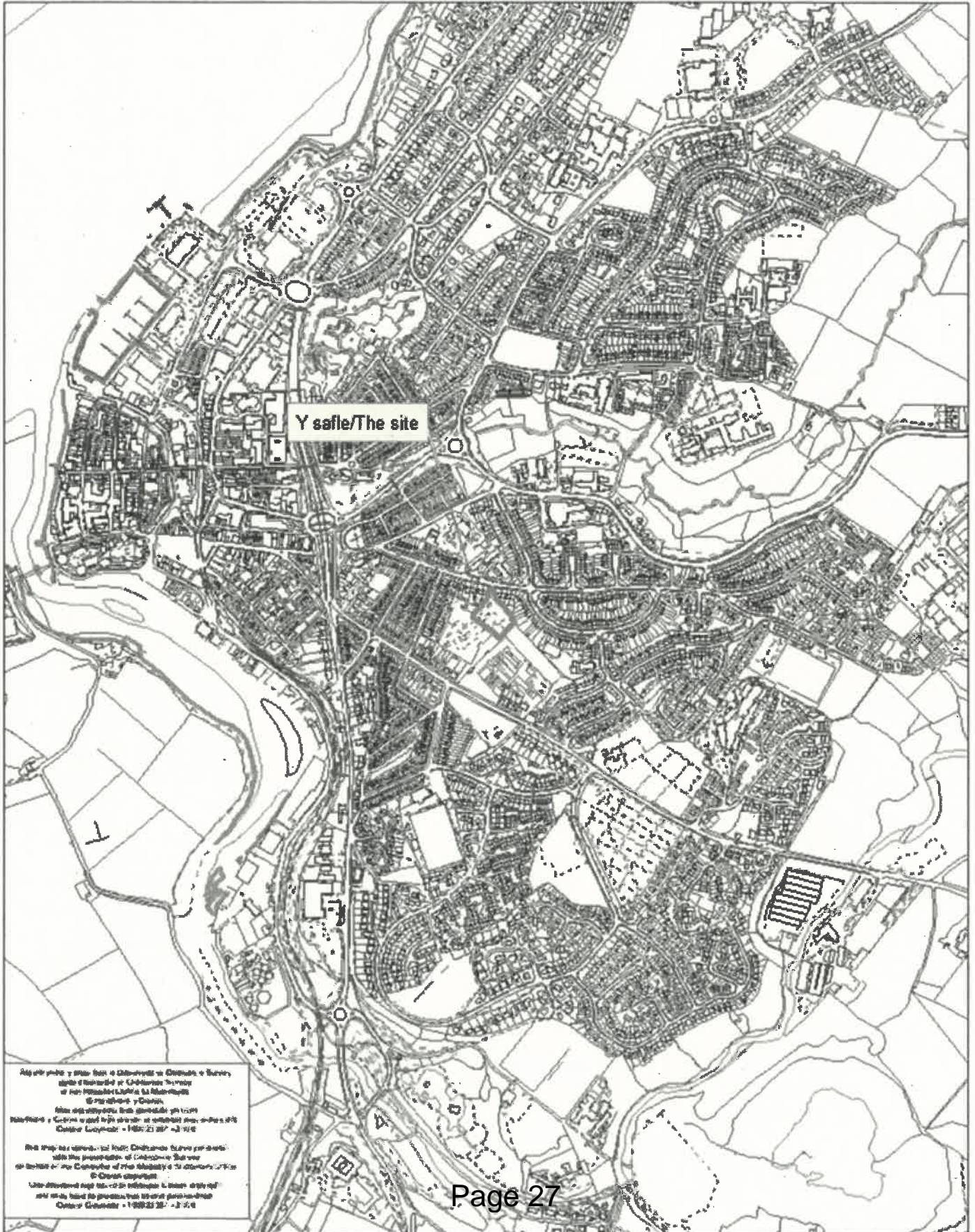
SUDS

Highways



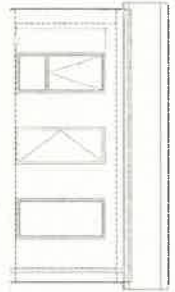
Rhif y Cais / Application Number : C19/0524/14/R3

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

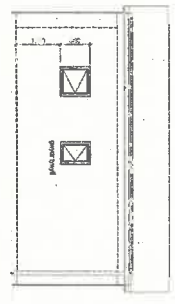


Dyfyniadau y safle hwn a ddarparwyd yn Ddwylo a Swydd
 Gwynedd yn ddiwydiant y Cynllunwr Gwynedd
 a'r Cynllunwr Gwynedd a'r Cynllunwr Gwynedd
 © Cynllunwr Gwynedd
 Dim hysbysu i'r Cynllunwr Gwynedd yn eiddo
 hysbysu. Cynllunwr Gwynedd yn eiddo hysbysu
 Cynllunwr Gwynedd - 1999/21/207 - 2/1/16

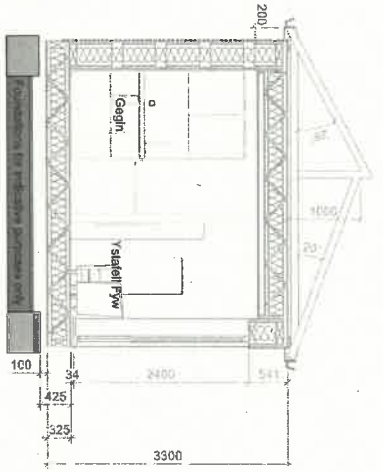
Dim hysbysu i'r Cynllunwr Gwynedd yn eiddo
 hysbysu. Cynllunwr Gwynedd yn eiddo hysbysu
 Cynllunwr Gwynedd - 1999/21/207 - 2/1/16



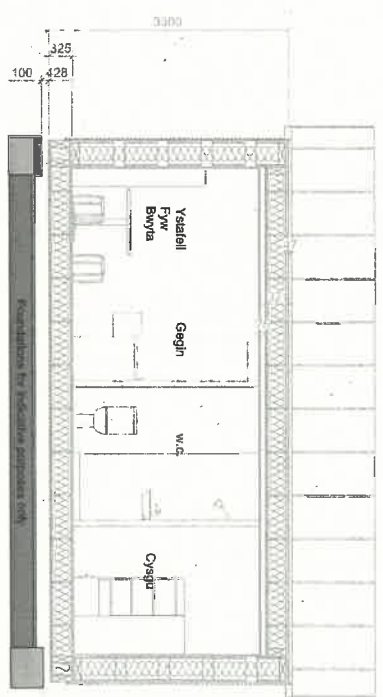
TU BLAEN
Scale 1:100



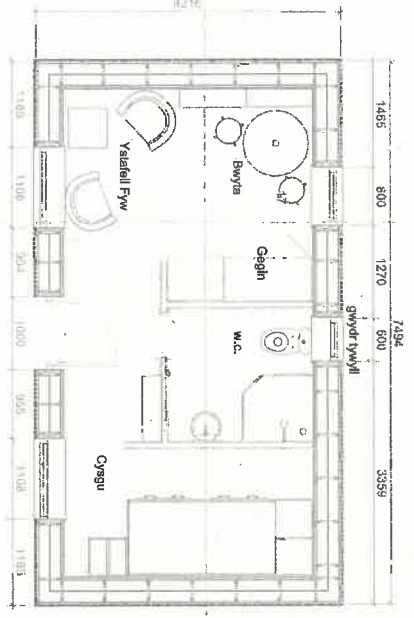
DREYCHAD CEFN
Scale 1:100



DRAWWS ADRAN 1
Scale 1:50



DRAWWS ADRAN 2
Scale 1:50



DRAWWS ADRAN 2
Scale 1:50



PROPOSED MATERIALS:
 Wall: Teakwood cedar horizontal cladding.
 Roof: Shingle, loose dark grey membrane.
 Windows: Dark grey.
 Gutters & Down pipes: Black upvc.
 Skit: Black upvc.

DEUNYDDIALL ARFAETHEDIG:
 Walliau: Teakwood cedar cerddu llorweddol.
 To: Un llawen ddienn llwyd tywyll.
 Ffynonau: Llwyd tywyll.
 Ffrisiau & amp; phibellir: Upric ddu.
 Sgitic: Upric ddu.

Head Office: 100, The Quadrant, London, W1A 2AE Tel: +44 (0)20 7460 8300 Email: info@bartlett-passive.com	
Client & Project Title: Adran Tŷ Cregu Gyrrwedi	
Drawing Title: Passive Pods, Cernarffon.	
Project Number: 81-	Drawing Number: AS D18
Date: 12/12/18	Scale: As D18
Revision:	

Agenda Item 5.2

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Number: 2

Application Number: C19/0890/35/MG

Date Registered: 25/09/2019

Application Type: Reserved Matters

Community: Cricieth

Ward: Cricieth

Proposal: 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

Location: Station Bakery, High Street, Cricieth LL52 0RN

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

1. Description:

- 1.1 Reserved matters application for the demolition of existing buildings and the erection of seven residential units (two to be affordable units) approved under outline application reference C17/0912/35/AM. The outline application was approved, with only the design and landscaping as reserved matters. Therefore this current application is solely to assess the design and landscaping, as the principle and matters relating to access, appearance and scale have already been approved under the outline application.
- 1.2 The site is located to the north of the railway. A public footpath runs along but outside the western boundary of the site, and the High Street is to the north of the site. There are dwellings, a public house and a Railway Station near the site. The site is entirely within the Cricieth development boundary.
- 1.3 The plans that were submitted as part of this current application confirm that the scale and height of the dwellings are in line with the details approved under the outline permission, and confirm the finished floor levels that also release condition 13 of the outline permission. The proposed design is simple, and it is proposed to finish the dwellings with slate roofs and external walls in white and grey render.
- 1.4 The block design confirms the hard and soft landscaping finishes, which releases the reserved matters element under condition 3 of the outline permission, in addition to the requirement for a landscaping plan under condition 14.
- 1.5 Amended plans were submitted on 04.12.19 that included bird nesting boxes.
- 1.6 It is noted that work on this development has already commenced on the site, and that the existing buildings have been demolished. The applicant is aware that full planning permission does not currently exist on the site, and work has ceased on the site.

2. Relevant Policies:

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

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017

PS 5: Sustainable development
 PCYFF 2: Development Criteria
 PCYFF 3: Design and place shaping
 PCYFF 4: Design and landscaping
 PS 19: Conserving and where appropriate enhancing the natural environment

2.4 National Policies:

Planning Policy Wales (Edition 10) 2019
 Technical Advice Note (TAN) 12: Design (2009)

3. Relevant Planning History:

C06D/0758/35/AM – Demolition of existing buildings and the erection of seven dwellings - Approved - 13.07.2009

C12/0476/35/AM - An outline application to demolish existing buildings and erect seven residential units - Approved - 17.10.2013

C17/0912/35/AM – A resubmission of an application approved under C12/0476/35/AM to demolish existing buildings and erect seven residential units – Approved 29.08.2019

4. Consultations:

Community/Town Council:	Observations/Questions
	<ol style="list-style-type: none"> 1. Is there local demand for this type of house in Cricieth, or is it intended to attract more people here? 2. Is it possible to include a local person condition on the houses? 3. Is there a need for affordable houses in a development such as this one? <p>It appears that the work has already commenced.</p>
Welsh Water:	No observations to offer
Transportation Unit:	Not received
Footpaths Unit:	Not received
Biodiversity:	<p><u>Observations 01.10.2019</u> The proposal is to construct tall three-storey buildings, which could provide ideal nesting places for swifts. I would like the</p>

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

plans to show swift bricks placed in the walls during the building work.

Observations 16.12.2019

Following my observations in October, the architect has provided amended plans. I am pleased to see that the amended plans show that swift bricks will be placed in the new buildings.

I can confirm that I am satisfied with the plans for the above proposal.

Network Rail: Not received

Public Consultation: A notice was posted on the site and nearby residents were informed. The advertisement period ended on 08.11.2019 and one item of correspondence was received objecting to the proposal:

- Concern about the size and height of the proposed buildings

5. Assessment of the material planning considerations:

The principle of the development

5.1 This application relates to reserved matters following outline permission granted to demolish the existing buildings and erect seven residential units in their place. The principle of the proposal, including access matters, appearance and scale, and the affordability element have already been approved, and consequently, these matters cannot be reassessed as part of this application in line with the outline application and reserved matters procedure. Therefore, only design and landscaping matters can be assessed as part of this application.

Visual, general and residential amenities

5.2 The site is located within an area of mixed dwellings and commercial buildings. There are varied design features in the area. The proposed design, finish and landscaping is simple, and is considered to be in keeping with area, and is acceptable in terms of its visual impact.

5.3 It is noted that the rear of the proposed buildings would back on to the Post Office's business building, and that the front of the houses face the houses located on Parciau Terrace on the opposite side of the road. It is not considered that the proposal would have a detrimental effect on the general amenities or privacy of neighbouring residents.

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

- 5.4 It is considered that the details are acceptable and that they comply with the requirements of policies PS5, PCYFF 2, 3 and 4 of the Local Development Plan.

Response to the public consultation

- 5.5 Following a period of public consultation, observations were received regarding the height of the buildings. As noted above, the scale has already been approved under the outline permission, and the plans that were submitted as part of this current application comply with the details approved under the outline permission.

6. Conclusions:

- 6.1 It is therefore confirmed that the reserved matters in the outline permission for the demolition of the former property and the erection of seven residential units (two to be affordable units) approved under reference C17/0912/35/A are acceptable and are in line with the planning policies outlined above.

7. Recommendation:

- 7.1 To approve –

1. A note 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.



TEITL PROSIECT - PROJECT TITLE
Y BECWS, CRICIETH

2018-17

1:1250
07/2019

DOSBARTHWYD | ISSUED FOR: CYNLLUNIO

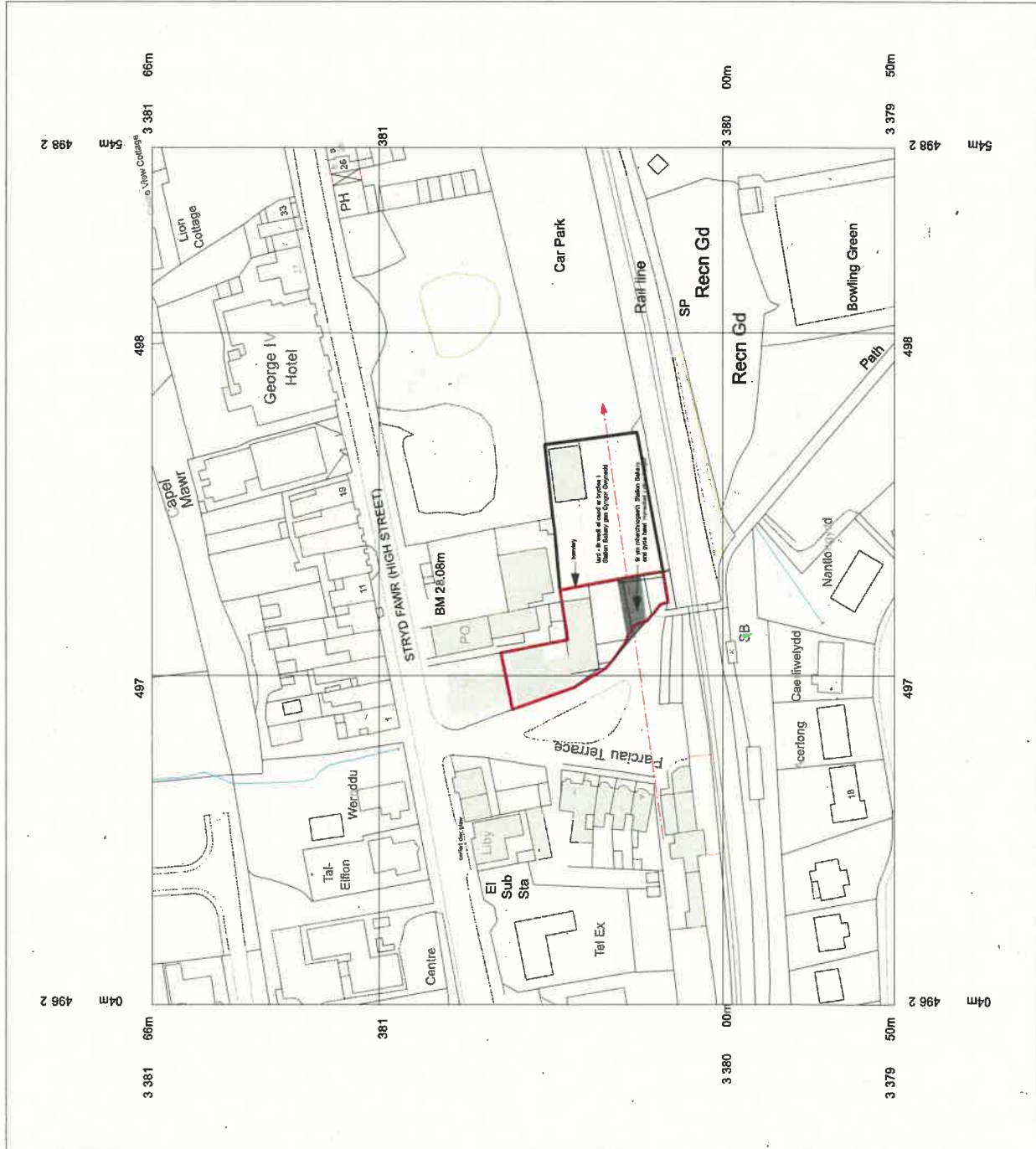
DYDDIAD | DISGRIFIAD

00
2018-17
A3
GD

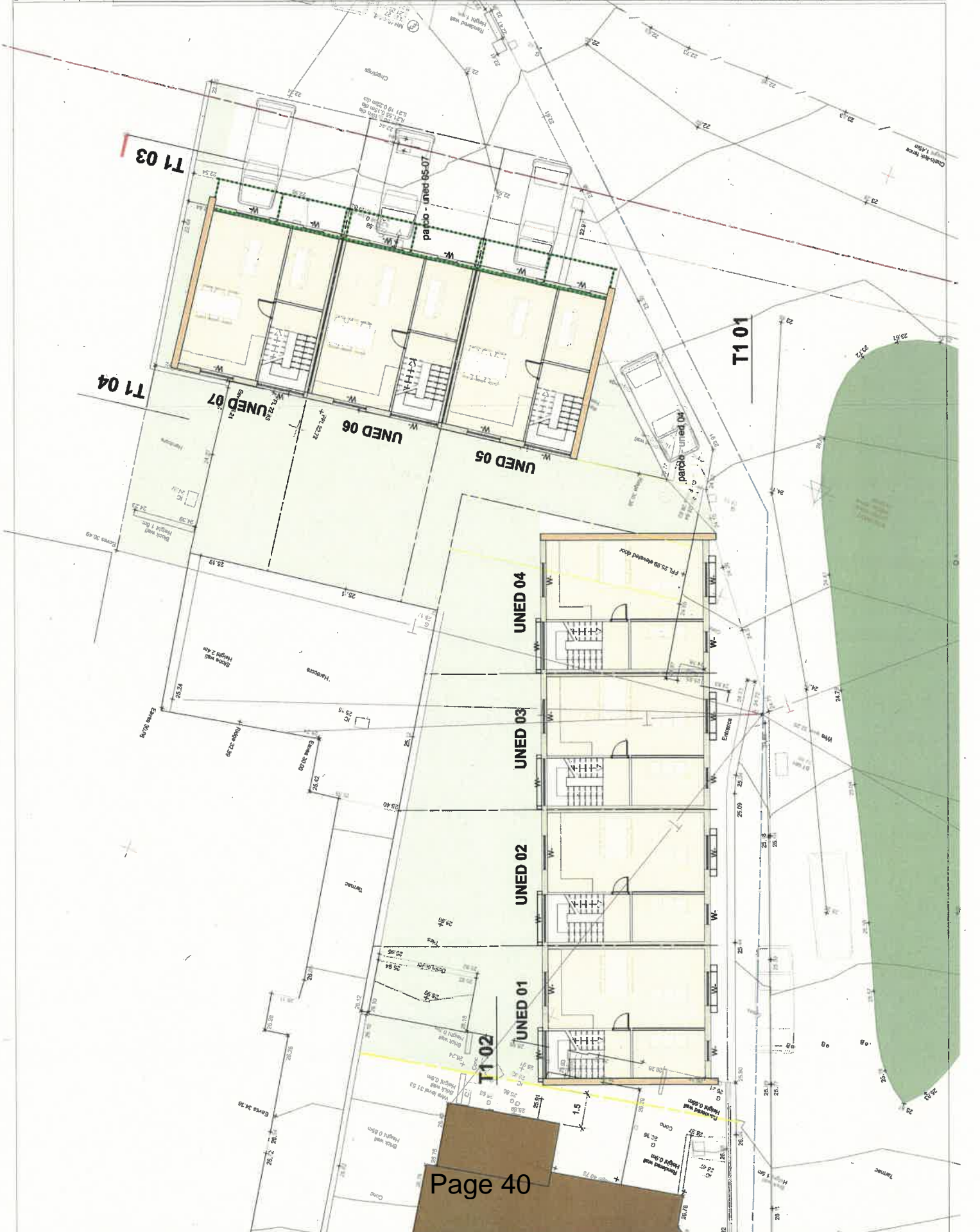
TEITL - TITLE

LLEOLIAD / LOCATION
RHIF CYNLLUN - DRAWING NO

L101
1 OF 1







Dyddiad	Disgrifiad
00	
2018-17	
2018-17	
2018-17	
2018-17	
2018-17	





adeiladau i'w dymchwel

TEITL PROSIECT • PROJECT TITLE
BECWS, CRIGIETH
2018-17

1:250
07.20.19
DOSBARTHWDYD ER : CYNLLUNIO

Dyddiad Disgrifiad

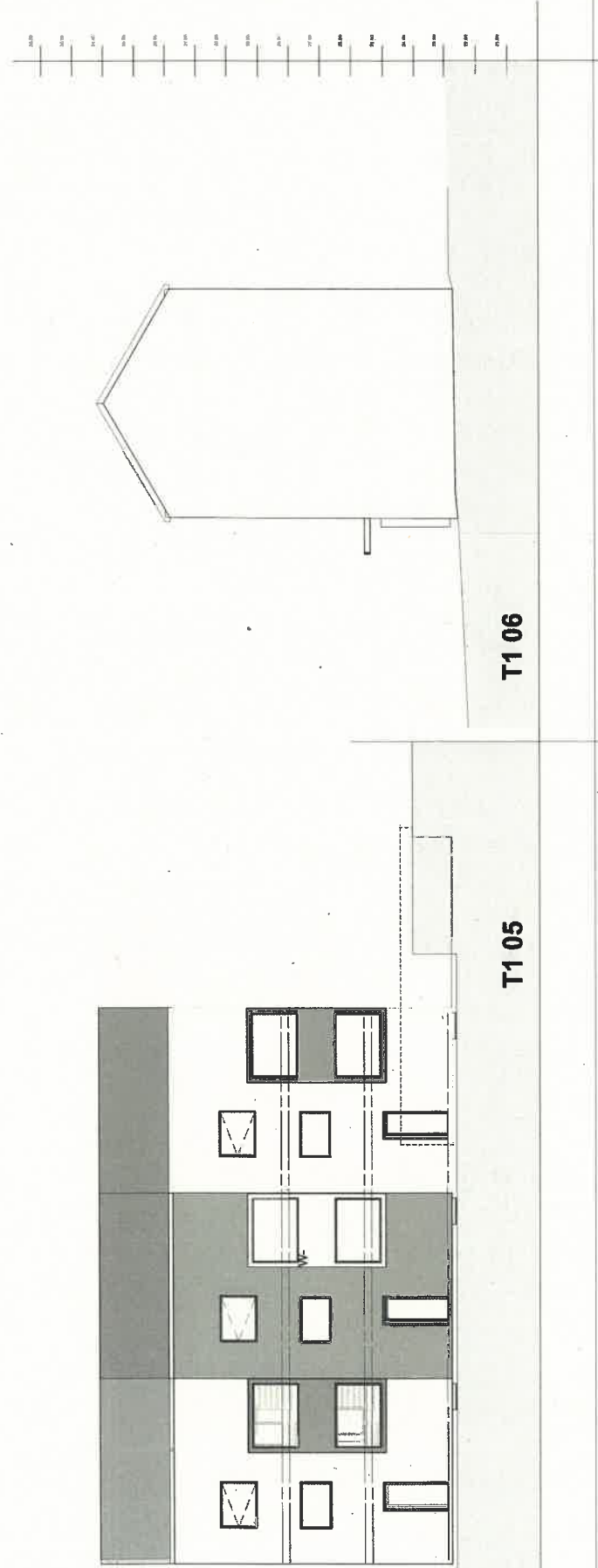
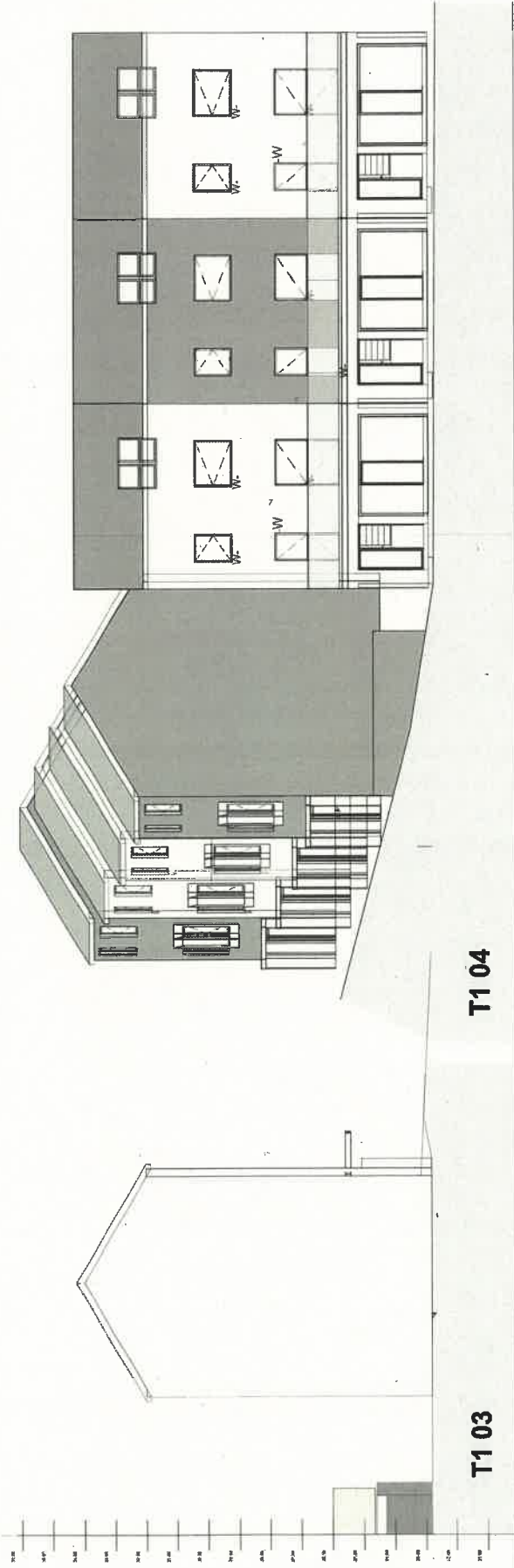
Adolygiad Revisiwn ID prifysid 00 2018-17
Mudiad ID 00 2018-17
Mudiad papur A3
Papur sizio GD
Darlunwyd gan GD
Drewn by Gwirwyd gan
Chycked by

TEITL • TITLE
SAFELE PRESENNOL

RHIF CYNLLUN • DRAWING NO.

SP1 01







AMERICAN ELECTRICIAN ASSOCIATION
ADDITIONAL INFORMATION
Date: 24/10/19
Per: Andrew Carter
Libr: [illegible]

Agenda Item 5.3

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Number: 3

Application Number: C19/0733/41/LL

Date Registered: 30/07/2019

Application Type: Full

Community: Llanystumdwy

Ward: Llanystumdwy

Proposal: 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.

Location: Land to the rear of Madryn Arms Hotel, Madryn Terrace, Chwilog, Pwllheli, LL53 6SH

Summary of the Recommendation: DELEGATE THE RIGHT TO APPROVE THE APPLICATION WITH CONDITIONS AND SUBJECT TO THE AMENDMENT OF THE 106 AGREEMENT.

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

1. Description:

- 1.1 This is 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.
- 1.2 Outline planning permission and a reserved matters permission have already been given under reference numbers C14/0061/41/AM and C18/0249/41/MG to erect 15 dwellings to include five affordable units. The application before you entails amending the setting and design of the houses together with reducing the portion of affordable housing from five to two.
- 1.3 The site is mainly on flat, agricultural land that borders the main current built form of Chwilog to the north and east. The development would mean reorganising the layout of the Madryn Arms car park and losing some of its garden in order to create a suitable entrance. There is an established 'clawdd' along the western side of the site with mature trees on top and a ditch flowing at its base. There is flat agricultural land with occasional 'cloddiâu' and trees to the south of the site.
- 1.4 The proposal provides 11, three-bedroom houses (including houses and plots of varying sizes as well as ones with and without a connecting garage) two, two-bedroom affordable houses and two, four-bedroom houses. A landscaping plan has been submitted as part of the 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 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 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 **Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026, July 2017**
 PS1: The Welsh Language and Culture
 ISA 5: Provision of open spaces in new housing developments
 TRA 2: Parking Standards
 TRA 4: Managing transport impacts
 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
 PS 17: Settlement Strategy

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

TAI 3: Housing in Service Villages
 PS18 - Affordable Housing
 TAI 15: Threshold of Affordable Housing and their Distribution
 PS19: Conserving and where appropriate enhancing the natural environment.
 PS20: Protecting and where appropriate enhancing heritage assets

Supplementary Planning Guidance – Affordable Housing (April 2019)
 Supplementary Planning Guidance - Housing Mix (October 2018)
 Supplementary Planning Guidance - Open Spaces in New Housing Developments (March 2019)
 Supplementary Planning Guidance – Planning obligations
 Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities
 Supplementary Planning Guidance – Housing Developments and Educational Provision

2.4 National Policies:

Technical Advice Note 12: Design
 Technical Advice Note 2: Planning and Affordable Housing
 Technical Advice Note 16: Sports, Leisure and Open Spaces
 Technical Advice Note 18: Transportation

Planning Policy Wales (Edition 10) 2019

3. Relevant Planning History:

3.1 C14/0061/41/AM - Outline planning application to erect 15 dwellinghouses with access from the B5234 and all other reserved matters - APPROVED 31.03.2015

C18/0249/41/MG - Reserved matters application to erect 15 residential dwellings to include 5 affordable units approved as an outline application under reference C14/0061/41/AM - APPROVED - 05 November 2018.

4. Consultations

Community/Town Council: Support

Transportation Unit: I refer to the above application and confirm that I have no objection to the proposal. Generally, the parking layout and the estate road are acceptable, however, I recommend that the '1.8m wide grassed service strip' and the 600mm wide service strip finished in concrete are changed to comply with the Council's adoption standards. I also note the intention to locate a community LPG gas storage on the estate's boundaries. Although there is no objection to this element I request further details in relation to its design, for example details of any boundary to the storage and confirmation of the access point to it (with a fuel vehicle and on foot).

Welsh Water: No observations to offer

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Affordable Housing: The proposal addresses a need for affordable housing in the area.

Land Drainage Unit: No objection from the unit to the above application. However, it is worth noting that no surface water drainage plan has been submitted in accordance with condition 15 of planning permission C14/0061/41/AM and the Council will consider the principles of the Statutory Sustainable Drainage Systems (2019) when reviewing the drainage scheme for the site.

Also, according to section 2.39 of the Welsh Government's Sustainable Drainage Statutory Guidance, SAB approval will be required if the planning permission was granted subject to a condition as to a reserved matter (i.e. before January 2019) and an application for approval of the reserved matter is not made before 7 January 2020.

Biodiversity Unit: No response

Natural Resources
Wales: Not received

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and no observations have been received.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 This is 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. The principle of this proposal has already been accepted and established via the outline planning permission and reserved matters that have already been granted on the site. These consents, determined in accordance with the Unitary Development Plan at the time and the other relevant policies, remain on the site and establish the principle of the proposal before you. This is a material planning consideration. It is therefore important to consider whether circumstances or the planning policy position have changed since these applications were originally approved, and to assess the amendments against current policies.
- 5.2 In light of local policies, the Local Planning Authority determined the outline application based on the policies of the Gwynedd Unitary Development Plan and the reserved matters application on the basis of the policies of the Anglesey and Gwynedd Local Development Plan. By now, the Anglesey and Gwynedd Local Plan has been adopted and therefore there has been a material change in the policies since determining the principle of the previous application.

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

- 5.3 Policies PCYFF 1, TAI 3, TAI 15 and PS 18 are relevant to this application. Policy PCYFF 1 identifies development boundaries for centres and villages within the County, and confirms that proposals will be approved within development boundaries in accordance with the other policies and proposals in the plan, national planning policies and other material planning considerations. Policy TAI 3 identifies the application site as one that has been designated for 18 houses (reference T63). Policy TAI 15 identifies the threshold for the affordability contribution as two or more housing units for developments within Service Villages, and that 10% of the proposal should be for affordable need. The percentage of affordable housing requested now under the Local Development Plan is less than what was required under the Unitary Development Plan and has already been granted on the site. Although the previous permissions provided five affordable units, the proposal now to provide two units complies with the requirements of current planning policy (TAI 15). The developer could ignore the current permission and submit a new full planning application for 15 houses and two affordable houses (namely the proposal before you) and this new proposal would comply with the current planning policies. Based on this, the development by now offers two affordable units out of a total of 15 units, which equates to around 10% of the units. These affordable units are located in the centre of the site and are two-bedroom houses that comply with the area's need for affordable housing and confirmed by the Strategic Housing Unit. The total number of units offered are acceptable bearing in mind that policy TAI 3 expects around 18 units on the site.
- 5.4 Open market prices have been received for the two affordable units, these confirm that these units are within reach of those who need affordable houses in the area.
- 5.5 The proposal offers 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, and offers more of a variety compared with the previous plan that offered 11 three-bedroom houses, three four-bedroom houses and one two-bedroom bungalow. The agent confirms that the proposed mix is based on the Gwynedd Housing Need Assessment. Therefore, it is considered that this development continues to comply with current housing policies and current supplementary planning guidance dealing with Planning Obligation, Affordable Housing and Housing Mix.
- 5.6 On the grounds that the affordable provision is acceptable, it is considered that there is no need for a Welsh Language Statement in this case as the proposal reaches the thresholds stated in criterion number 1 of policy PS 1. However, a note can be attached to the planning permission encouraging Welsh names for the estate and therefore it is considered that the proposal complies with the requirements of policy PS 1.

Visual, general and residential amenities

- 5.7 Policies PCYFF 2, 3 and 4 of the Local Development Plan promotes good building design by ensuring that proposals conform to a series of criteria that aim to safeguard the recognised features and character of the landscape and the local environment, safeguard the amenities of the local neighbourhood and the visual character by ensuring that building materials are of a high standard and in keeping with the character and appearance of the local area and suitably landscapes the site.
- 5.8 The original proposal involved erecting 15 houses including one bungalow on the site, by now the proposal is to erect 15 two-storey houses. The site plan is similar to what was previously granted in terms of the location of the estate road and the houses, however, the

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

details at the far end of the road and the location of the houses within the plots etc have been updated, together with the type of houses proposed and their design.

- 5.9 The plans submitted as part of the application before you include design features that are an improvement on the plans that have already been granted. Based on the submitted plans, it is therefore considered that the houses are acceptable in terms of their location, size and design. It is proposed to finish the dwellings with a mixture of render and cladding, which is to be agreed.
- 5.10 The site is located behind a row of existing houses and the public house, but there is a track and vacant land/parking located between the site and these dwellinghouses, and therefore it is considered that the proposal would not have a direct impact in terms of over-looking or detrimental impact on the amenities of the residents of these houses.
- 5.11 The public house situated near the access to the site is listed, and the impact of the entrance on the building has been assessed and previously approved in the outline application. There is no change to this part of the application. The existing public house car park together with vacant land used for parking and outbuildings situated between the back of the public house and the application site. It is considered that the proposal would not have a detrimental impact on the character or the setting of the listed building and the proposal complies with the requirements of policy PS20 of the LDP.
- 5.12 It is noted that the landscaping plan submitted does not include landscaping to the rear of the site that borders the agricultural field and to this end it is considered reasonable to impose a planning condition to agree on a landscaping plan for the proposal.
- 5.13 It is, therefore, considered that the proposal complies with the requirements of policies PCYFF 2, 3 and 4 and PS20.

Transportation Matters

- 5.14 The entrance to the site has already been approved under outline permission and the Transportation Unit has confirmed that the parking provision, and the estate road within the site are acceptable. The Transportation Unit has noted matters that are required to be provided in order to adopt the estate road, and the agent has confirmed that only two grids will be seen above ground for the LPG tanks and delivery lorries would be able to fill the tanks from the estate road. It is considered that the proposal therefore complies with the requirements of policy TRA 2 and TRA 4 of the LDP.

Biodiversity Matters

- 5.15 Biodiversity matters did not arise at the time of assessing the original applications, apart from the need for suitable landscaping on the site's border with the field at the back of the site. It is noted above that it is possible to impose a planning condition to ensure suitable site landscaping and therefore it is considered that the proposal complies with the requirements of policy PS 19 of the LDP.

Open spaces of recreational value

- 5.16 Policy ISA 5 requires new housing proposals for 10 or more houses, in areas where existing open spaces cannot satisfy the needs of the proposed housing development, to provide a suitable provision of open spaces.

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

- 5.17 In response to a further enquiry on the original outline application, more information was provided with regard to the provision of existing open spaces nearby, and it was noted that the village play ground was 87m away from the proposed site, which includes a range of equipment for a variety of play activities on a site that measures approximately 600m².
- 5.18 This was deemed sufficient for the original application and it is considered that this situation will continue and the existing provision of open spaces of recreational value that exist within close proximity to the site, is sufficient to satisfy the likely needs of the residents of the new houses, and subsequently there is no need for a new provision and the development meets the requirements of Policy ISA 5.

Educational Facilities

- 5.19 Policy ISA 1 aims to ensure that existing schools will be able to cope with any increase in pupil numbers as a result of a new residential development. During the UDP period, three designated sites were located in Chwilog, and when these applications (including the original application for this site) were dealt with, information was prepared by the Joint Planning Policy Unit which assessed the impact of developing this site, along with other sites designated for housing in Chwilog in the UDP, on Ysgol Gynradd Chwilog. In this respect, it was crucial to consider how all the planning applications submitted for these sites that were designated for housing were dealt with.
- 5.20 Having consulted the Education Department regarding these sites at the time of assessing the original application on this site (namely the first application submitted from the three sites designated in Chwilog), it was resolved to consider the three sites designated in the UDP in Chwilog based on the number of residential units noted for them in the UDP. It was noted that this meant that 55 residential units were relevant for consideration for the three sites, based on the numbers of houses referred to in the relevant Briefs. Any educational contribution would be based on the proportion of houses designated for the individual sites as part of the figure for Chwilog in its entirety, i.e. 55 units. By using the information in the SPG, it is noted that 22 primary school pupils would derive from the three sites designated for housing in Chwilog. It is noted that it is required to base the contribution in this way as there was no way of knowing when the applications for the remainder of the designated sites would be submitted, or the number of units they would involve. In addition, the applications submitted for the three designated sites at the time were outline applications and therefore, there was no guarantee about the number or type of units.
- 5.21 The 2013-2014 educational year was used as the basis for assessing the need for an educational contribution as this was the period of assessing the original application on this site; and these figures need to be adhered to in order to ensure consistency. It is noted that there were 20 empty places at the school that year which meant that a contribution would be needed in order to create additional capacity for 2 extra pupils. (An additional assessment was undertaken for the 2014-2015 educational year and it was noted that the school would continue to operate over capacity on the basis of developing the three sites).
- 5.22 In accordance with the content of the SPG, it is noted that an educational contribution of £24,514 is needed between the three sites (£12,257 x 2 pupils). Based on the Education Department's previous observations, the expected contribution from each site is based on the proportion of houses noted for them in the UDP as part of their total for the three sites collectively. This has meant that an educational contribution of £6,240 has been secured in relation to the permission for this site (i.e. 14/55 x 24,514).

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

5.23 It is noted that the reserved matters were submitted and received approval for this site, that the Bryn Hyfryd site outline permission had been extended, and although the Cae Bodlondeb site is now outside the development boundary, the outline permission continues to be extant for a period. It is considered that the above method of calculating the contribution continues to be acceptable, and as the above sum has been secured by means of a 106 agreement attached to the original permission, the proposal therefore continues to conform with the requirements of policy ISA 1 in relation to the educational contribution.

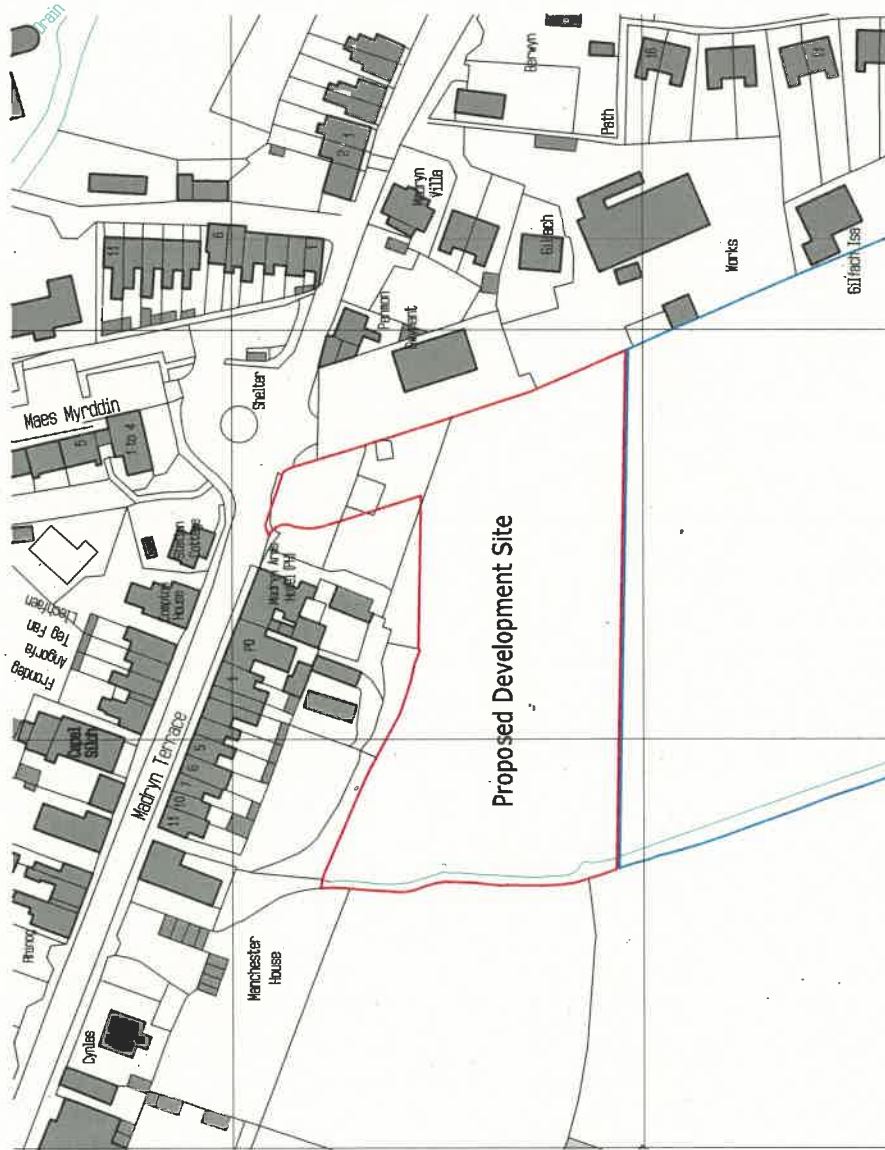
6. Conclusions:

Having considered the above and all the material planning matters, including the local and national policies and guidance, it is believed that this proposal to extend the determination period of an application that has already received approval remains acceptable and that it complies with the requirements of the relevant policies as noted above.

7. Recommendation:

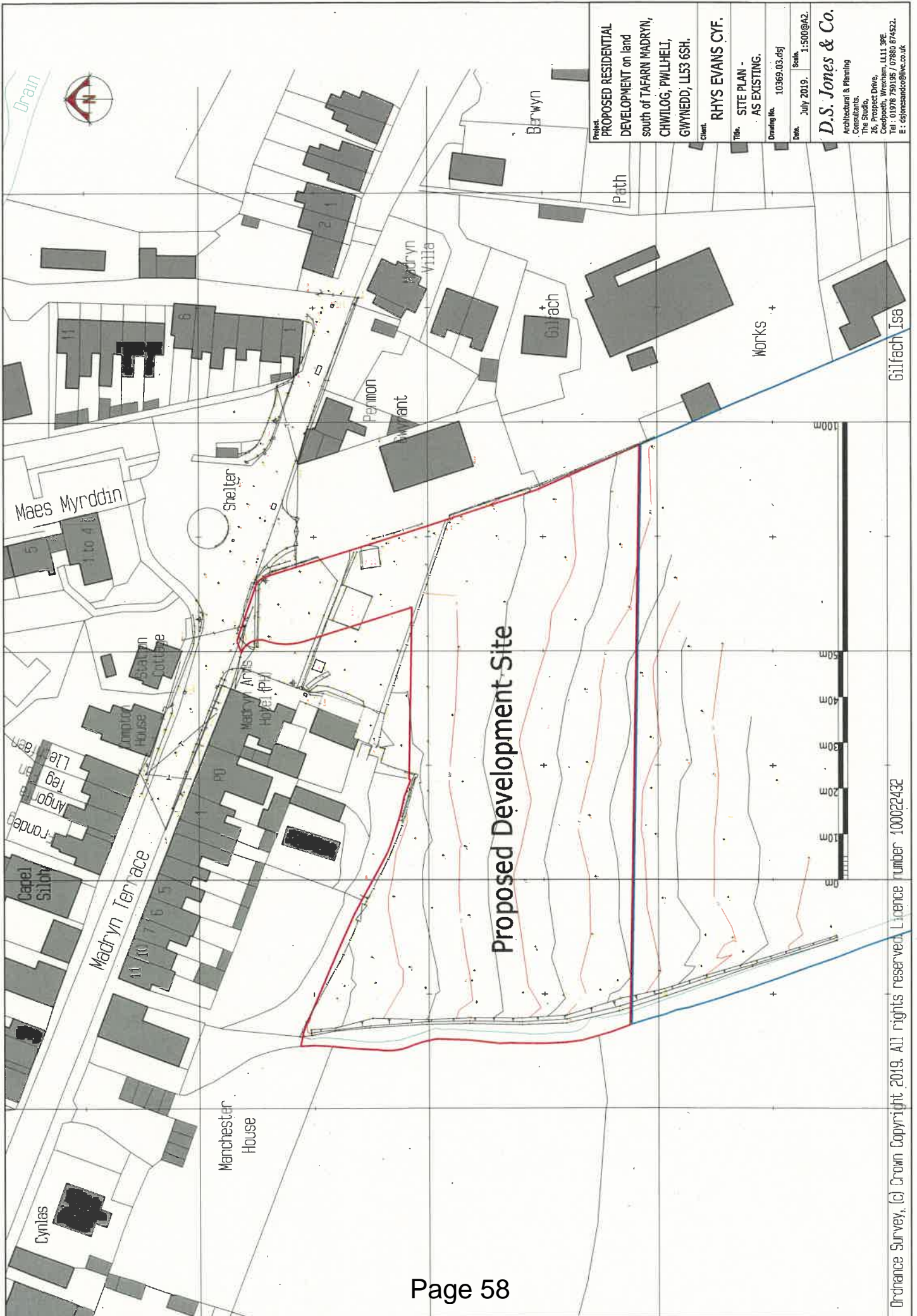
7.1 To delegate rights for the Assistant Head of Environment Department to approve the application subject to receiving amending the current 106 Agreement to change the number of affordable houses (with no change to the educational contribution) and to relevant conditions relating to:

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

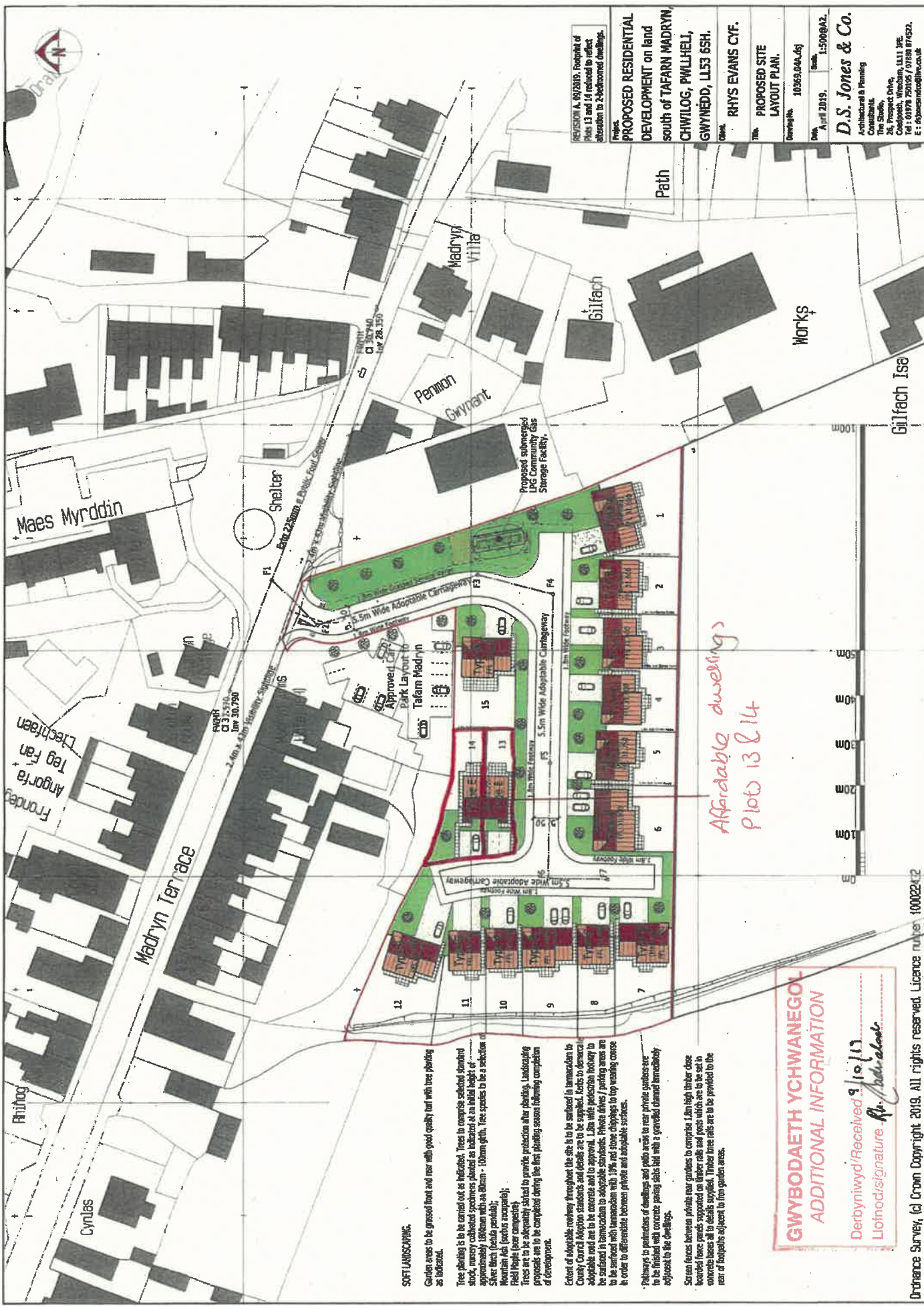


Ordnance Survey, (c) Crown Copyright 2019. All rights reserved. Licence number 100022462

Project: PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILLOG, PWLLHELLI, GWYNEDD, LL53 6SH.	Client: RHYS EVANS CYF.
Title: LOCATION PLAN.	Drawing No: 10369.01.d5f
Date: April 2019.	Scale: 1:1250@A3.
D.S. Jones & Co. Architectural & Planning Consultants. The Studio, 26, Prospect Drive, Coedpoeth, Wrexham, LL11 3PE. Tel : 01975 750195 / 07860 874522. E : dsjonesandco@live.co.uk	



Project: PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILOG, PWLLHELI, GWYNEDD, LL53 6SH.
Client: RHYS EVANS CYF.
Title: SITE PLAN - AS EXISTING.
Drawing No.: 10369.03.dwg
Date: July 2019.
Scale: 1:500@A2.
D.S. Jones & Co.
 Architectural & Planning Consultants
 The Studio,
 Coedpoen, Wrexham, LL11 9PE.
 Tel: 01276 750135 / 07880 874522.
 E: djonesandco@bt.com



REVISION A, 09/2019, Reformat of Plans 13 and 14 reduced to reflect alteration to 2-bedroom dwellings.

Project: **PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILOG, PWLLHELL, GWYNEDD, LL53 6SH.**

Client: **RHYS EVANS CYF.**

Title: **PROPOSED SITE LAYOUT PLAN.**

Scale No: 10365.00A.A.4g

Date: April 2019, Scale: 1:500@A2.

D.S. Jones & Co.
 Architectural & Planning Consultants
 The Studio,
 26, Prospect Drive,
 Caspobon, Wrexham, LL11 3PE.
 Tel: 01978 750265 / 01978 714522.
 E: ds@dsjonesandco.co.uk

SOFT LANDSCAPING.

Garden areas to be grassed front and rear with good quality turf with trees planting as indicated.

Tree planting to be carried out as indicated. Trees to comprise selected standard stock, nursery cultivated specimens planted as indicated at an initial height of approximately 100mm with an 80mm - 100mm girth. Tree species to be a selection of Silver Birch (nursery available);
 Winterburn Ash (nursery available);
 Field Maple (nursery available).

Trees are to be adequately staked to provide protection after planting. Landscaping proposed are to be completed during the first planting season following completion of development.

Extent of adoptable roadway throughout the site to be indicated in accordance to County Council Adoption standards and details are to be supplied. Access to domestic adoptable road are to be concrete and to approval. Like wide pedestrian pathway to be surfaced in accordance to adoptable standards. Private drives / parking areas are to be surfaced with tarmac with 10% red stone chippings to top wearing course in order to differentiate between private and adoptable surfaces.

Pathways to perimeters of dwellings and paths areas to rear private gardens are to be finished with concrete paving sets laid with a gravelled channel immediately adjacent to the dwellings.

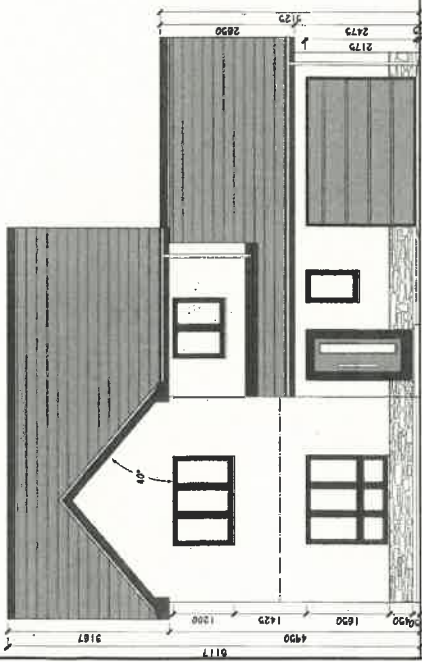
Screen fences between private rear gardens to comprise 1.0m high timber close boarded fence panels supported on timber rails and posts which are to be set in concrete bases all to details supplied. Timber fence rails are to be provided to the rear of footpaths adjacent to front garden areas.

Affordable dwellings
 Plots 13 & 14

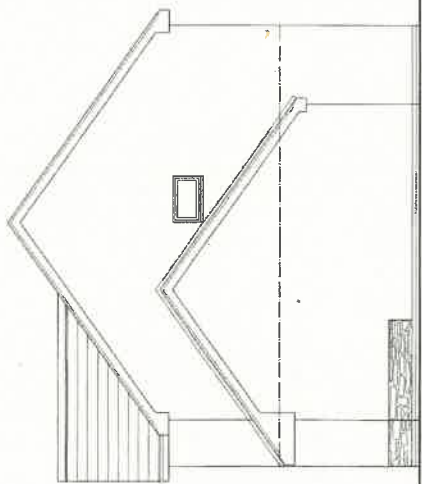
GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION

Derbyniwyd/Received 9/10/17
 Llofnod/signature *Rhys Evans*

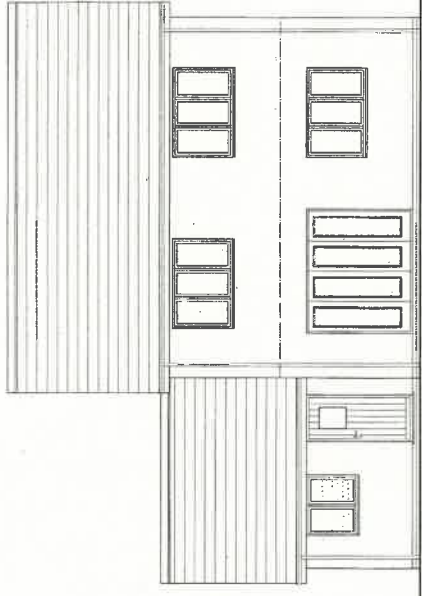
Drainage Survey, (c) Crown Copyright, 2019. All rights reserved. Licence number: 100022412



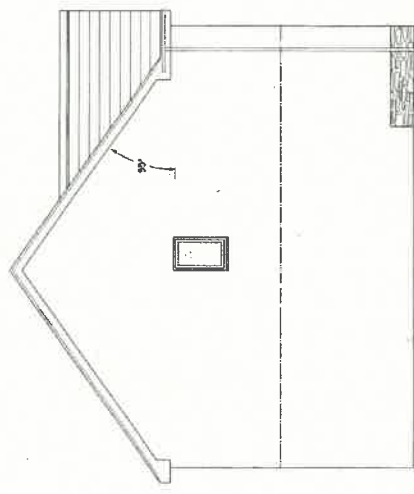
PROPOSED FRONT ELEVATION.



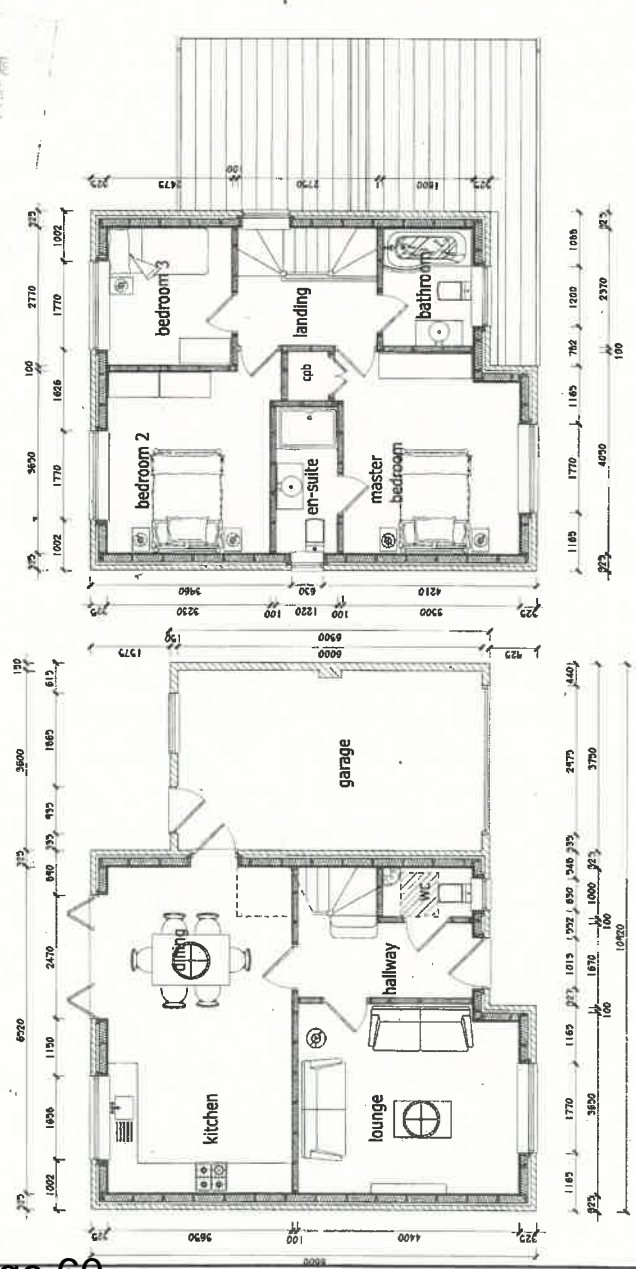
PROPOSED SIDE ELEVATION.



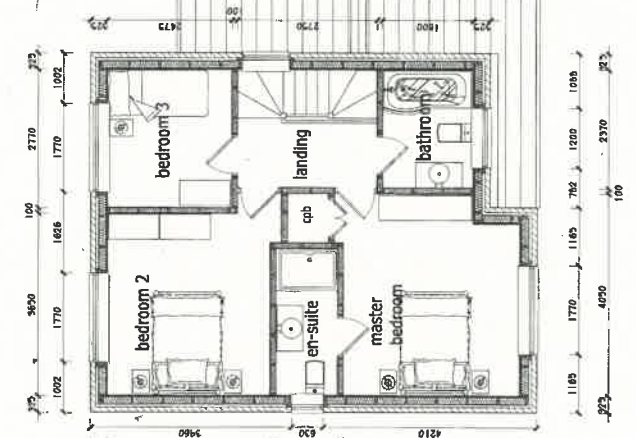
PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.

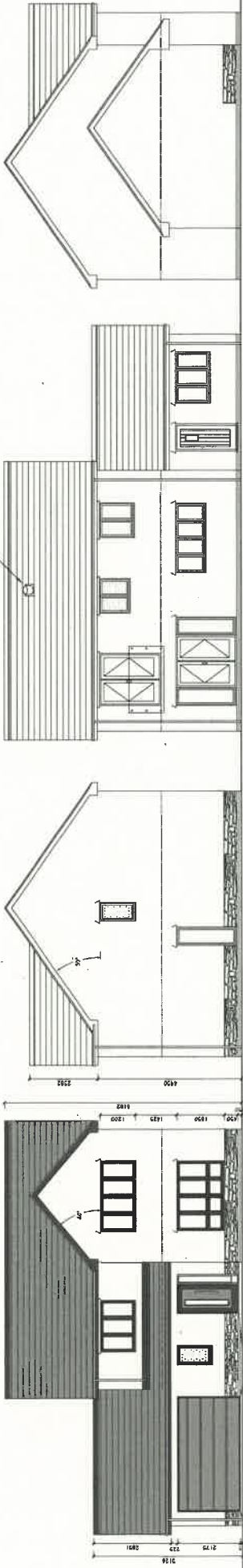


EXTERNAL MATERIALS PALETTE:
 Proposed roofing materials to comprise natural slate to LPA approval laid with complementary dark grey ridge tiles.
 Rendered finish to the bulk of the external elevations to comprise self-coloured proprietary rendered finish with textured finish to the Developer's specification.
 Stone cladding to finish and side elevations to be comprise pre-made panels which are to be adhered to the external leaf of blockwork prior to the application of sand / cement pointing in naturally toned mortar with a smooth finish.
 Glazing to all windows and doors to comprise double glazed units throughout set within GRC frames coloured grey and to the opening styles indicated.
 All fascia soffits and barge boards are to comprise PVC maintenance proprietary weather board products coloured dark grey to client specifications.
 All exterior walls to comprise 100mm of cellular concrete masonry together with either GRC or aluminium to client specifications but all are to be coloured black.



Internal Floor Area - 100.0m² (1,076sq ft).

Project: PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILLOG, PWLLHELI, GWYNEDD, LL53 6SH.
Client: RHYS EVANS CYF.
Title: HOUSE TYPE B (Handed) AS PROPOSED. PLOTS 2 & 5, & 7
Drawing No.: 10369.08.05j
Date: April 2019. **Scale:** 1:50@A1.
D.S. Jones & Co.
 Architectural & Planning Consultants.
 The Studio,
 26, Prospect Drive,
 Cwspoddi, Wrexham, LL11 3PE.
 Tel : 01978 750195 / 07880 874522.
 E : dsjonesandco@live.co.uk

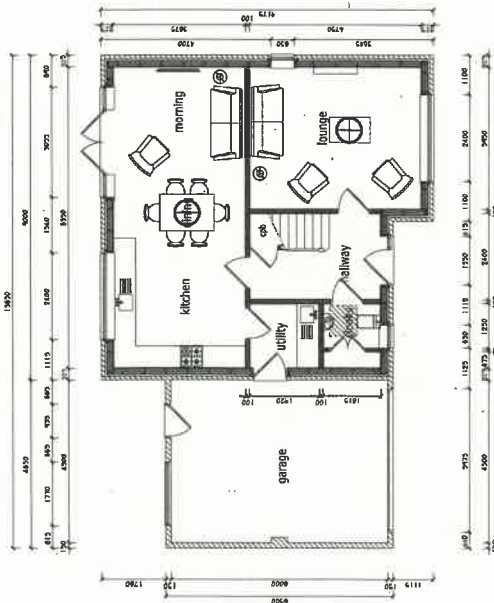


PROPOSED FRONT ELEVATION.

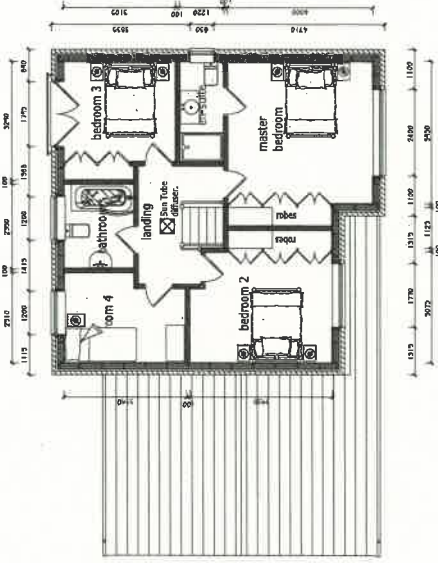
PROPOSED SIDE ELEVATION.

PROPOSED REAR ELEVATION.

PROPOSED SIDE ELEVATION.



PROPOSED GROUND FLOOR PLAN.



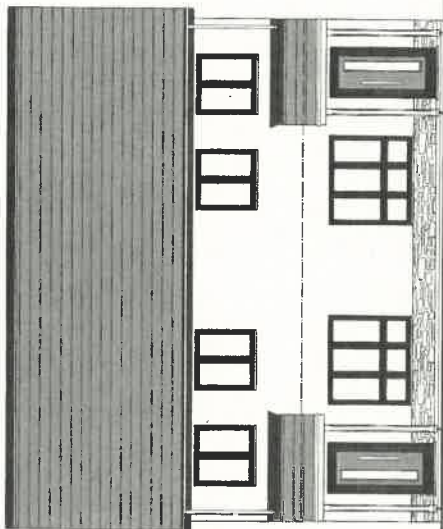
PROPOSED FIRST FLOOR PLAN.

EXTERNAL MATERIALS PALETTE
 Proposed roofing materials to comprise natural slate to DA approval laid with complementary dark grey ridge tiles. Re-clad finish to the bulk of the external elevation is to comprise ash or grey proprietary rendered finish with natural stone to the parapets application.
 Stone cladding to front and side elevations is to comprise ash or grey proprietary rendered finish with natural stone cladding to the application of ash / cement pebbles in naturally toned mortar with a struck finish. Cladding to all windows and doors to comprise double glazed units throughout with UPVC frames colored grey and set to the opening frames finished.
 All fascias, soffits and barge boards are to comprise zinc-plated steel with a weather resistant finish. All external doors are to comprise dark grey to color specification.
 All window glazing to comprise 100mm x 16mm and 150mm x 150mm double glazed units with a weather resistant finish. All glazing to be specified but all are to be colored black.

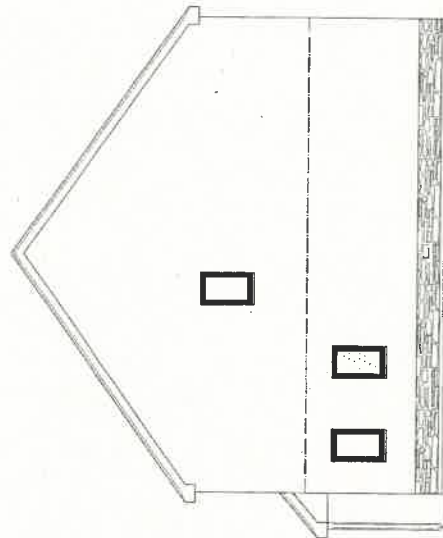
Internal Floor Area - 122.0m² (1,313sq ft).



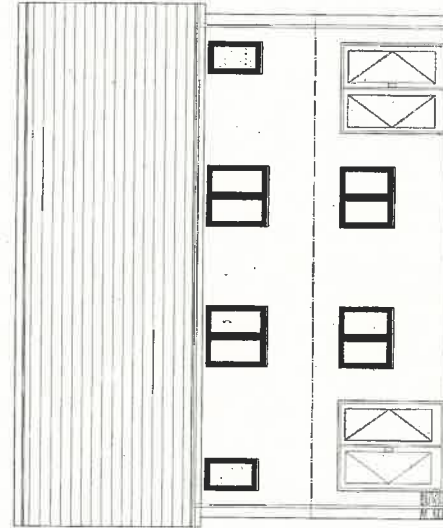
Project	PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAPAHN MADRIN, CHWILOG, PILLHELL, GWYNEDD, LL53 6SH.
Client	RHYS EVANS CYF.
Title	HOUSE TYPE A - PLANS & ELEVATIONS - AS PROPOSED, PLOT 6.
Drawing No.	10399.05.60j
Date	10/01/2019
Scale	1:150 (A3)
D.S. Jones & Co. Architectural & Planning Consultants The Studio, 10th Floor, Cospatrick, Wrexham, LL11 1PE. Tel: 01928 700157 09888 819322. E: djones@dsjones.co.uk	



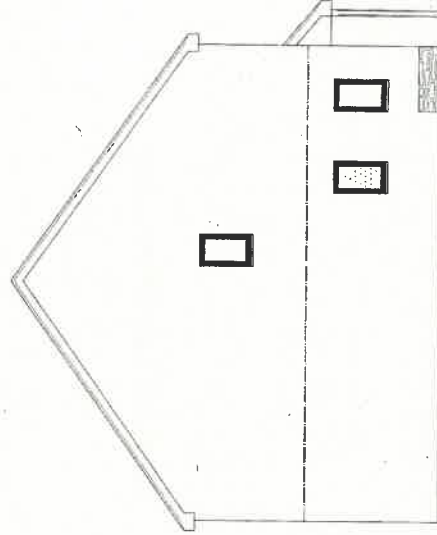
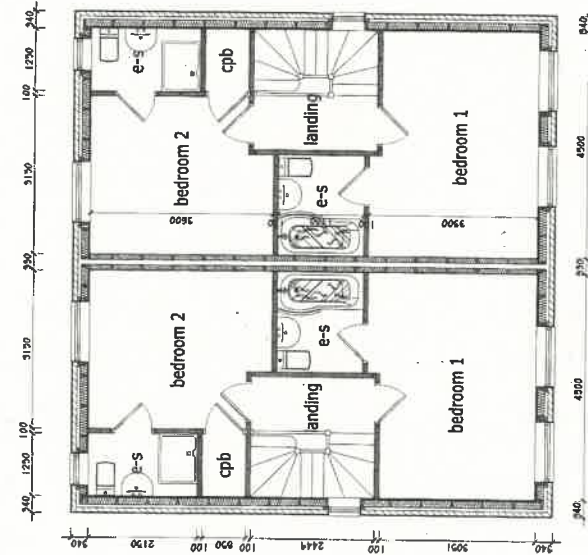
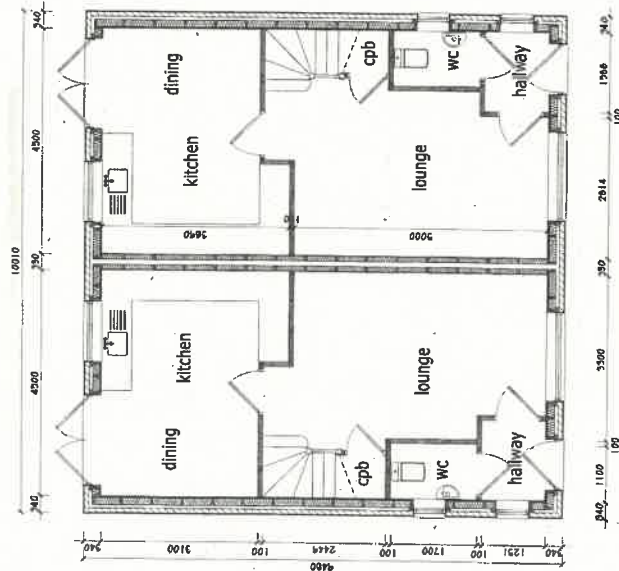
PROPOSED FRONT ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.

Project: PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHILG, PWLLHELL, GWYNEDD, LL53 6SH.

Client: RHYS EVANS CYF.

Title: HOUSE TYPE E - PLANS & ELEVATIONS - AS PROPOSED.

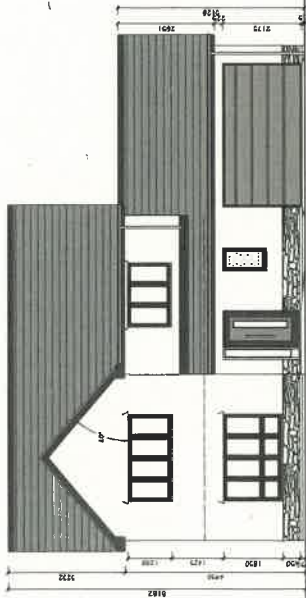
Drawing No. 10369.14.dsf

Date: Sept 2019. Scale: 1:50@A1.

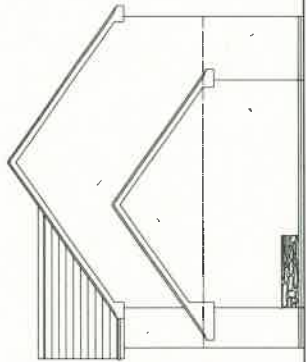
D.S. Jones & Co. Architectural & Planning Consultants. The Studio, 26, Prospect Drive, Caedpoeth, Wrexham, LL11 3PE. Tel : 0178 750195 / 07886 874522. E : d.jonesandco@live.co.uk

CYNLLUN DIWYKISIDIG
REVISED PLAN
1/20/19
Llwydd 2019-2020-21
D.S. Jones & Co.

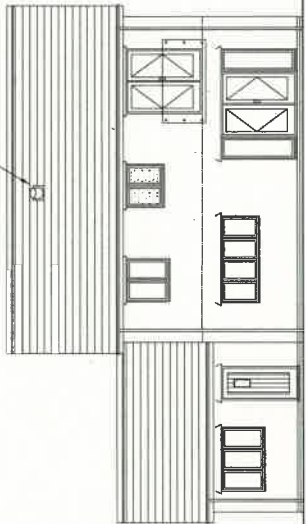




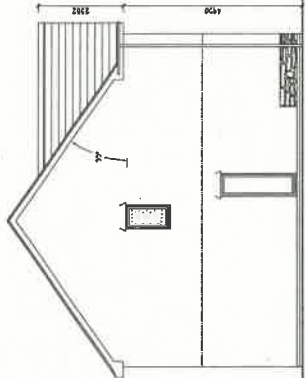
PROPOSED FRONT ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.

See title block for south elevation elevation as indicated.

EXTERNAL MATERIALS PALETTE.

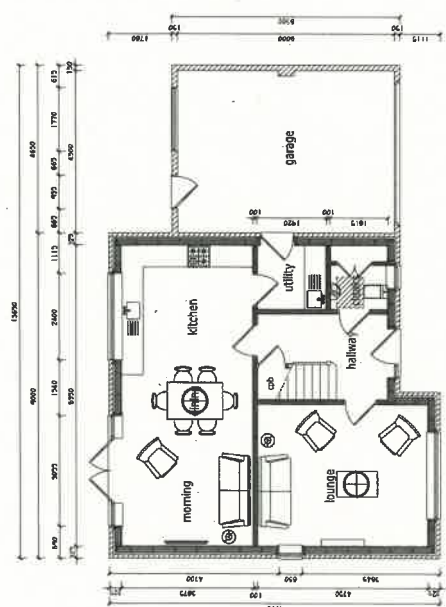
Proposed roofing materials to comprise natural slate to LPA approval with complementary dark grey ridge tiles. Recessed finish to the base of the external elevations to comprise site-cast concrete proprietary rendered finish with terrazzo finish to the developer's specification.

Slate detailing to front and side elevations is to comprise natural slate to LPA approval with complementary dark grey ridge tiles. Recessed finish to the base of the external elevations to comprise site-cast concrete proprietary rendered finish with terrazzo finish to the developer's specification.

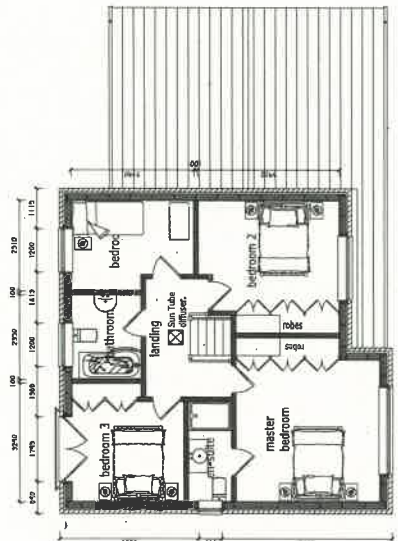
Cladding to all windows and doors to comprise stone, glazed units throughout set within uPVC frames coloured grey and set to the opening styles indicated.

All floors, soffits and bays boards are to comprise a reinforced concrete proprietary weather board products coloured dark grey to client specification.

All window panes to comprise 10mm or glitters and 50mm or more of secondary glazing to be minimum to client specification but all are to be coloured black.



PROPOSED GROUND FLOOR PLAN.

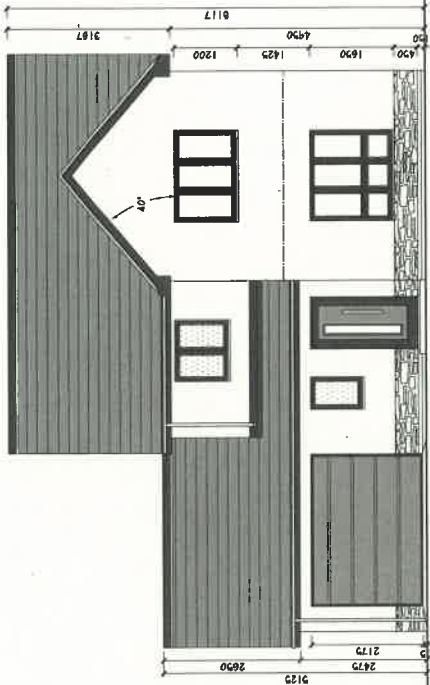


PROPOSED FIRST FLOOR PLAN.

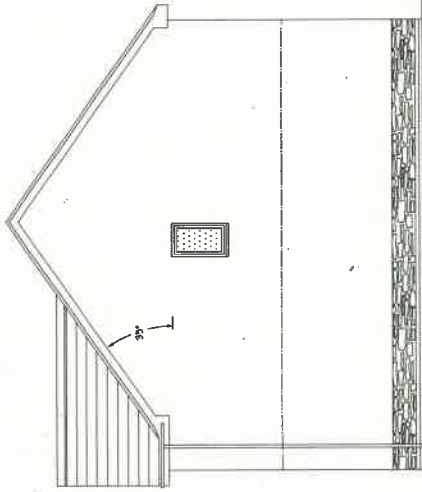
Internal Floor Area -
122.0m² (1,313sq ft).



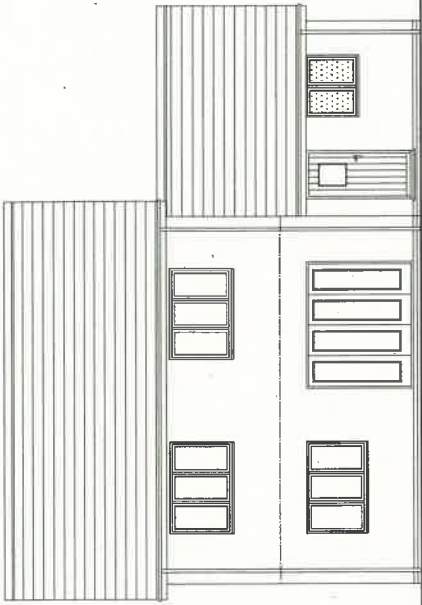
Project	PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILOG, PWLLHILL, GWYBREGD, LL53 6SH.
Client	RHYS EVANS CYF.
File No.	HOUSE TYPE A (Handed) PLANS & ELEVATIONS - AS PROPOSED. PLOT 1.
Drawing No.	10360.06.dj
Date	14th 2019.
Scale	1:50000.
D.S. Jones & Co. Architectural & Planning Consultants. The Studio, Ddwyll, Cwmporth, Wrexham, LL11 3PG. Tel: 01978 750157 / 0980 87432. E: dsjones@dsjones.co.uk	



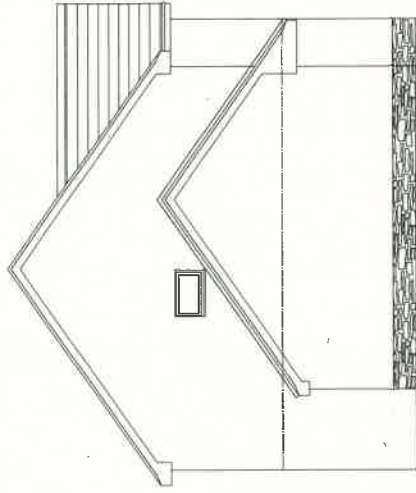
PROPOSED FRONT ELEVATION.



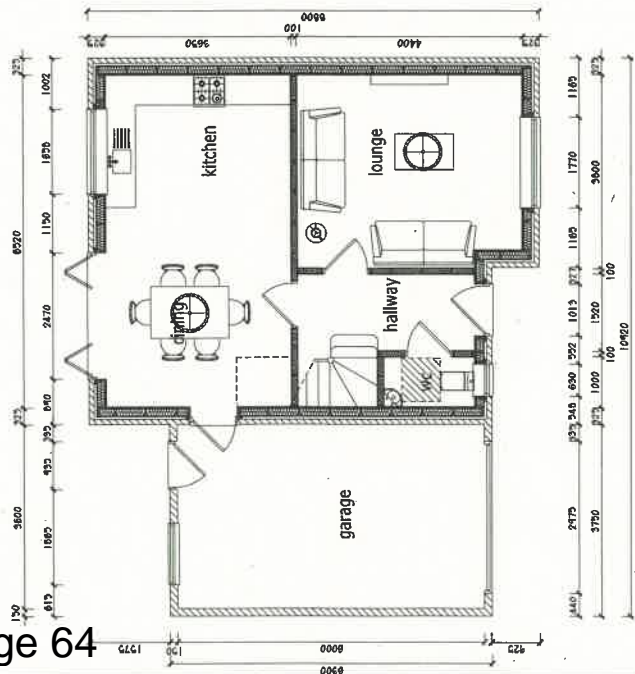
PROPOSED SIDE ELEVATION.



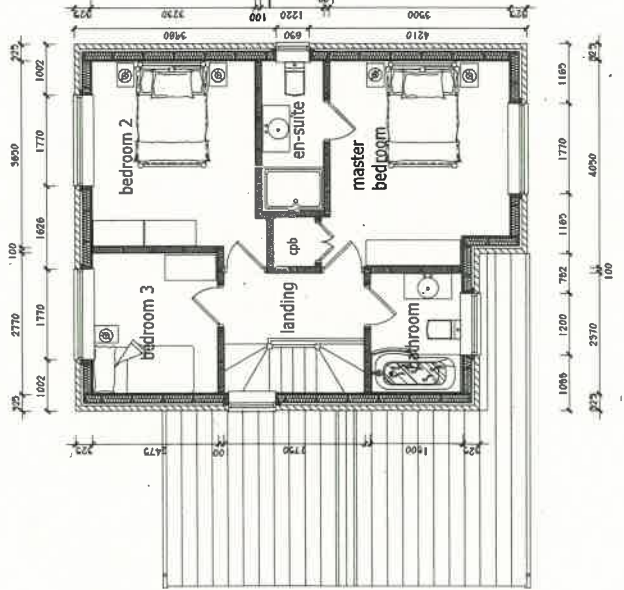
PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.

EXTERNAL MATERIALS PALETTE.

Proposed finishes materials to comprise external clade to LPA approval Bid with complementary dark grey ridge tiles. Rendered finish to the bulk of the external elevations is to be a textured finish with a textured finish to the Developer's specification. Stone detailing to front end side elevations is to comprise pre-mixed panels which are to be rendered in a natural pointing in naturally tanned mortar with a struck finish. Glazing to all windows and doors to comprise double glazed units with low-E glass and aluminium frames coloured grey and to the existing style's hardware.

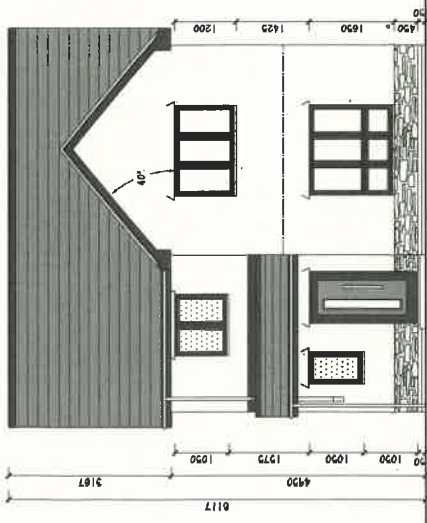
All facias, soffits and barge boards are to comprise zero-maintenance proprietary weather board products coloured dark grey to client's specification.

All rainwater goods to comprise 100mm g gutters and 65mm rainwater down pipe out of either uPVC or aluminium to client's specification but all are to be coloured black.

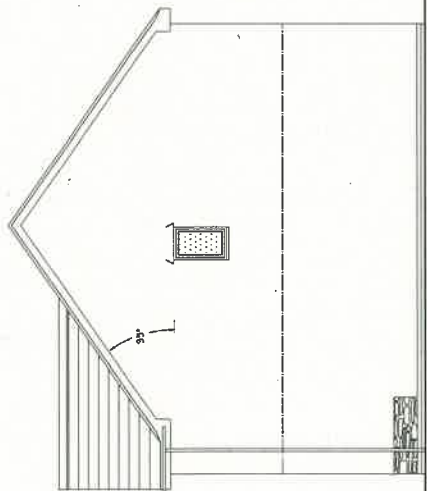
Internal Floor Area - 100.0m² (1,076sq ft).



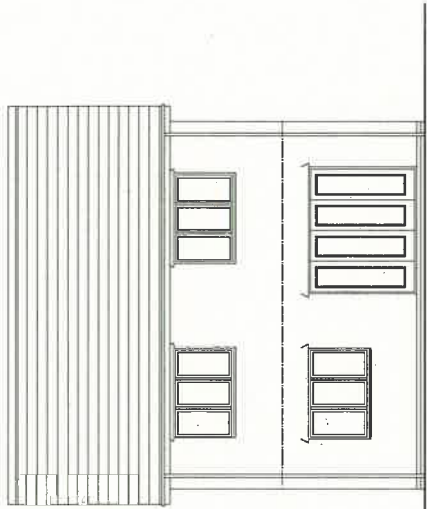
Project: PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILOG, PWLLHELLI, GWYNEDD, LL53 6SH.	Client: RHYS EVANS CYF.	Title: HOUSE TYPE B(2) - PLANS & ELEVATIONS - AS PROPOSED. PLOT 15.	Drawing No.: 10369.09.dwg
Architect: D.S. Jones & Co. Architectural & Planning Consultants. The Studio, Drive, Coedpoeth, Wrexham, LL11 3PE. Tel : 01978 750195 / 07980 874522. E : dsjones@dsjones.co.uk		Scale: 1:50@A1.	Date: July 2019.



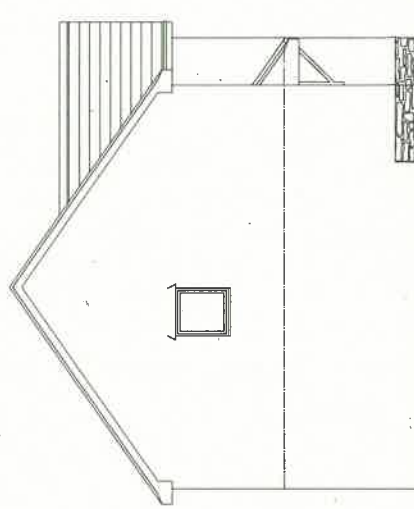
PROPOSED FRONT ELEVATION.



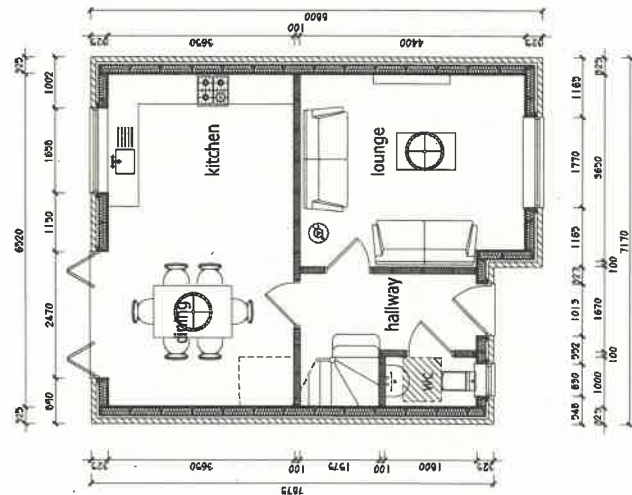
PROPOSED SIDE ELEVATION.



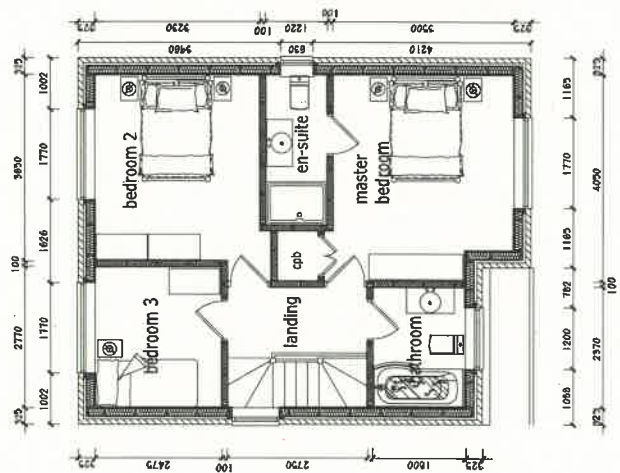
PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED GROUND FLOOR PLAN.



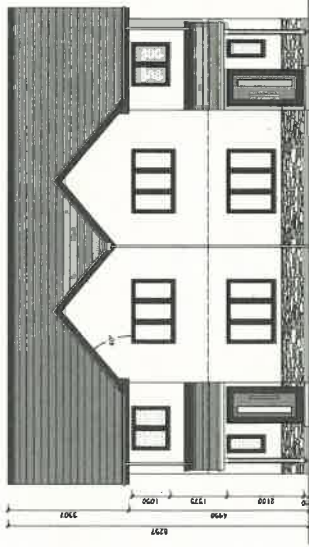
PROPOSED FIRST FLOOR PLAN.

EXTERNAL MATERIALS PALLETTE.
 Proposed roofing materials to comprise external side to UP approach with complementary dark grey ridge tiles.
 Rendered finish to external elevations is to comprise self-coloured proprietary rendered finish with textured finish to the Developer's specification.
 Glazing to all windows and doors to comprise double glazed units throughout set within uPVC frames coloured grey and to the opening style indicated.
 All fascias, soffits and barge boards are to comprise zero-maintenance proprietary weather board product coloured dark grey to client specification.
 All external doors to comprise 100mm external and 65mm internal rainwater chimepiles out of either uPVC or aluminium to client specification but all are to be coloured black.

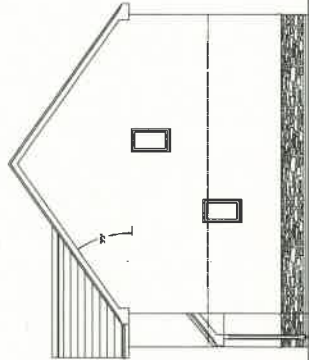
Internal Floor Area - 100.0m² (1,076sq ft).



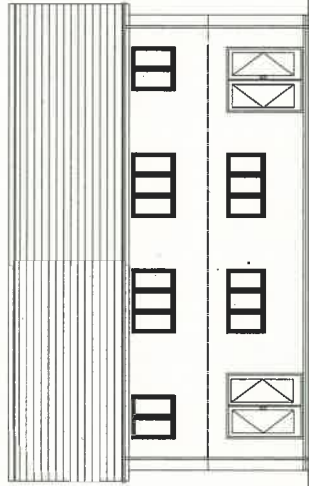
Project:	PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILOG, PWLLHELL, GWYNEDD, LL53 6SH.
Client:	RHYS EVANS CYF.
Title:	HOUSE TYPE C - PLANS & ELEVATIONS - AS PROPOSED. PLOTS 8, 10 & 11.
Drawing No.:	10369.10.d[s]
Date:	July 2019.
Scale:	1:50@A1.
D.S. Jones & Co. Architectural & Planning Consultants. The Studio, 26, Prospect Drive, Ceidpath, Wrexham, LL11 3PE. Tel : 01978 750195 / 07860 87452. E : dsjonesandco@live.co.uk	



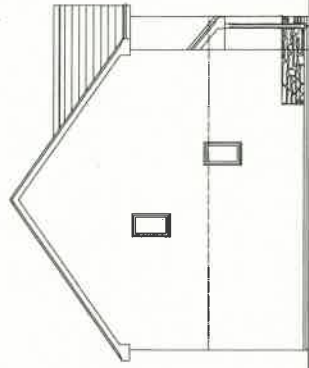
PROPOSED FRONT ELEVATION.



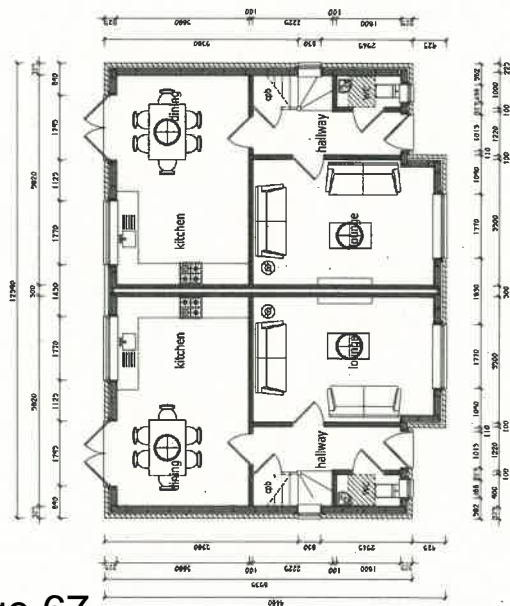
PROPOSED SIDE ELEVATION.



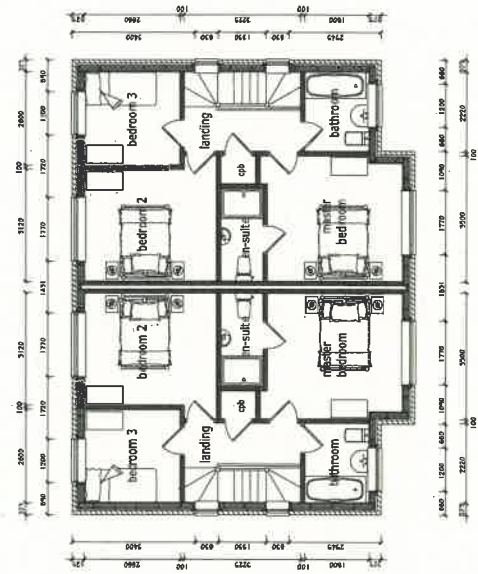
PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED GROUND FLOOR PLAN.



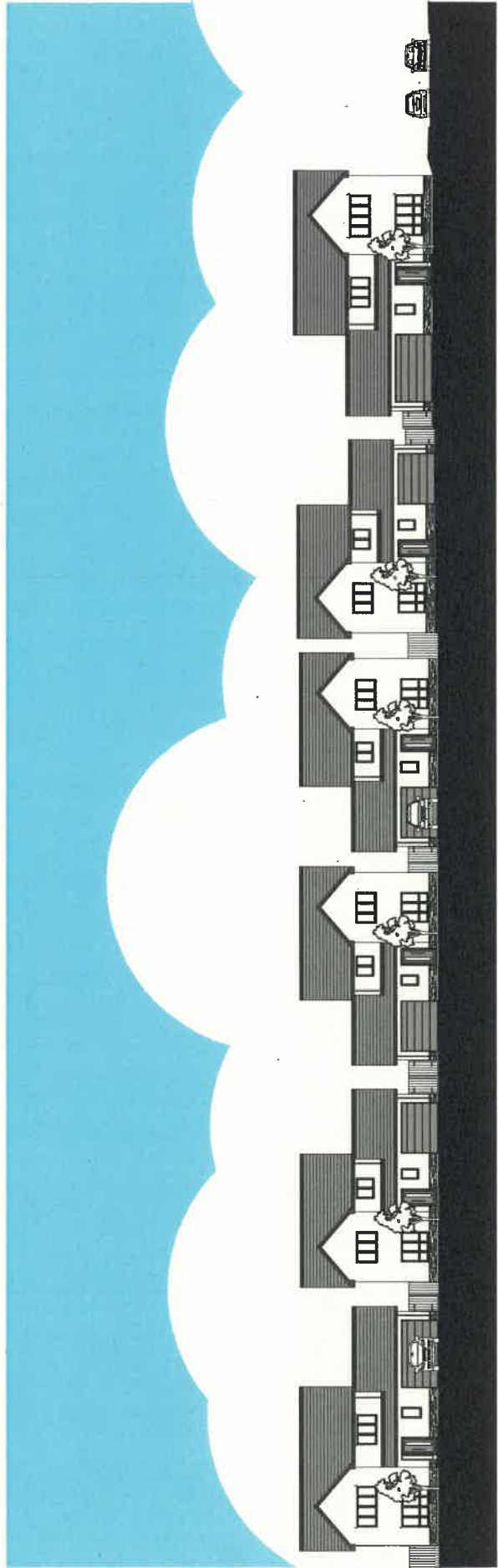
PROPOSED FIRST FLOOR PLAN.

EXTERNAL MATERIALS PALLETTE
 Proposed roofing materials to comprise natural slate to UK approval laid with complementary dark grey ridge tiles.
 Proposed finish to exterior elevations to be: stone-effect, anti-colored proprietary rendered finish with textured finish to the Developer's specification.
 Glazing to all windows and doors to comprise double glazed units throughout set within uPVC frames colored grey and to the opening styles indicated.
 All fascias, soffits and barge boards are to comprise extruded polystyrene insulated weather board painted colored dark grey to match specification.
 All rainwater goods to comprise 100mm diameter and 60mm depth guttering and downpipes to match specification but all are to be colored black.

Internal Floor Area -
 96.0m² (1,033sq ft).



Project:	PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARI MADRYN, CHWILOG, PWLLHELL, GWYNEDD, LL53 6SH.
Client:	RHYS EVANS CYF.
Title:	HOUSE TYPE D - PLANS & ELEVATIONS - AS PROPOSED - PLOTS 13 & 14.
Drawn by:	10359.11.65
Date:	July 2019.
Scale:	1:50@A0.
Architect:	D.S. Jones & Co. Architects & Planners The Studio, 25, Prospect Drive, Llanelli, SA11 3PE Tel: 01797 250385 / 07988 741522. E: dsjones@dsjones.co.uk



SUGGESTED STREET SCENE - PLOTS 1 - 6.

Project:	PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILOG, PWLLHELL, GWYNEDD, LL53 6SH.
Client:	RHYS EVANS CYF.
Title:	PROPOSED STREET SCENE - PLOTS 1 to 6.
Drawing No.:	10369_13.dwg
Date:	July 2019.
Scale:	1:250@A3.
D.S. Jones & Co.	
Architectural & Planning Consultants. The Studio, 26, Prospect Drive, Coedpoeth, Wrexham, LL11 3PE. Tel : 01978 750195 / 07880 874522. E : dsjonesandco@live.co.uk	

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Number: 4

Application Number: C19/1045/18/LL

Date Registered: 11/11/2019

Application Type: Full

Community: Llanddeiniolen

Ward: Bethel

Proposal: 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

Location: Rhyd y Galen Caravan and Camping Park, Bethel Road, Caernarfon LL55 1UL

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

1. Description:

- 1.1 Full application to extend the existing touring caravan site for the location of 18 additional touring units (caravans, motorhomes, tents and trailer tents). The current planning permission allows for the siting of 63 touring units, six camping pods and two late arrival pitches. Approving the proposal would allow for a total of 81 touring units and six camping pods, without the inclusion of late arrival caravan pitches. It is also intended to install a shepherd's hut in the centre of the proposed site for use as a washing facility. The touring units would be moved to a storage site within the existing caravan site outside the holiday season. The proposed extension to the touring caravan site is located on an area of land to the west of the existing site. The site measures 0.7 hectares and is on a downward facing slope which runs north to south. The field is currently vacant, and the lower part is used to deposit soil waste. The applicant states that the proposed site has been used as a campsite under 28 Day Regulation. It is also noted that the existing late arrival caravan site is intended for use as a provision for two late arrival tents. As part of the proposal, it is intended to construct hard standing areas of slate waste, measuring 12 metres by 7 metres, for the touring units; a tarmac service road similar to that of the existing site; wildlife trails in the adjoining field and the planting of trees and hedgerows within the site and on its boundaries.
- 1.2 Neither the site nor the nearby area has been denoted or protected in terms of landscape safeguarding designations. The site is served by an existing entrance off a class 2 county highway. There is no intention to modify this entrance.
- 1.3 A Design and Access Statement was submitted with the application (although not mandatory) which contains a preliminary Ecological Evaluation and a Tree Specialist's report.
- 1.4 The amended plan was received on 09.12.2019, showing a storage site for touring units within the existing caravan site, and a cross-section plan dated 05.01.2020, showing the necessary excavation work for the construction of the hard standing plots.
- 1.5 The application is submitted to committee as it involves siting touring units on land measuring in excess of 0.5 hectares.

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:-**
- TRA 2: Parking standards.
- TRA 4: Managing transport impacts.
- PCYFF 2: Development criteria.

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

PCYFF 3: Design and place shaping.

PCYFF 4: Design and landscaping.

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

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

SPG: Holiday Accommodation (2010).

2.4 National Policies:

Planning Policy Wales - Edition 10 (2018).

Technical Advice Note 13 – Tourism.

Technical Advice Note 18 – Transport.

3. Relevant Planning History:

Application number C10A/0409/18/LL – Extend the touring caravan site from 35 to 50, increase the number of tents from five to six, site a caravan for a seasonal manager. Retain the winter storage for 20 touring caravans together with environmental and landscape improvements – Approved 13.10.2010

Application number C15/0003/18/LL - Change of use to create two late arrival pitches, siting of 13 additional touring units within the existing site, replace six camping pitches with six camping pods, together with landscape and environmental improvements to the site - Approved 25.03.2015.

4. Consultations:

Community/Town Council: No objection.

Transportation Unit: No objection to the proposal; however, it is recommended to consult with Welsh Government's Trunk Roads Unit in relation to the site's proximity to the bypass.

Natural Resources Wales (NRW) No objection to the application, but offers the following observations: It is noted that the preliminary Ecological Evaluation stated that there were no bats or otters present on the site. NRW considers, in light of the information submitted, that the risk to bats and otters is low, as defined in the Natural Resources Wales Approach to Bats and Planning (2015) guidance document. Bats and their breeding sites and nesting places are protected under the Conservation of Habitats and Species Regulations 2017. NRW does not consider that the development would have a detrimental impact on the species in question. It is also stated that the drainage system will need an Environmental Licence from NRW.

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Welsh Water: The usual observations referring the applicant's intention to use a private sewage system, along with noting that certain public drains are not noted on Welsh Water's maps.

Public Protection Unit: It is noted that it is proposed to connect with an existing sewage system. The applicant must ensure that the current system is in good condition and is sufficient to deal with the flow and load as a result of this development. The applicant should provide these details to the authority in order to prove that the current septic tank has sufficient capacity.

Biodiversity Unit: It is noted that the previous planning permission for the extension of the touring caravan site, dated 12.10.2010, was approved subject to a condition imposing the introduction of a Council biodiversity management scheme to create a wildlife and conservation area to compensate for the land used to extend the caravan site.

It is recommended that an additional biodiversity mitigation area should be provided to compensate for the land used for the current application.

The site includes mature trees with the potential for bat roosts, and so there will be a need to contact an ecologist should there be an intention to fell trees.

That rivers are habitats and wildlife corridors. Records show that there are hedgehogs present on the existing camping site. It is likely that the hedgerows and greenfield land provide a good habitat for hedgehogs. All hedgerows should be retained.

The ecological report stated that no invasive species had been recorded. However, the site was inspected in April before Himalayan Balsam went to seed. This plant has been recorded in a number of locations within 300 metres of the campsite and along the banks of the adjacent river. The Biodiversity Officer recorded Montbretia growing at the edge of one of the fields. Both of these plants are listed as invasive species.

The introduction of a pollution prevention plan is recommended before the work is undertaken.

That trees and hedgerows provide habitats for a number of species. This proposal would affect a small section of hedgerow, and therefore a new hedgerow should be planted to compensate.

It is recommended that the applicant should provide a Biodiversity management scheme to include the planting of hedgerows and the management of fields as traditional wildflower meadows which would benefit insects and animals.

A pollution prevention plan is needed.

No tree felling, hedge cutting or clearing of vegetation within the nesting season.

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Welsh Government - No objection
Trunk Roads Unit:

Caravans Officer: No objection

CADW: No objection to the proposal as it is likely that the intended planting would, in time, create an effective screen between the proposed development and the nearby monuments.

Public Consultation: A notice was posted on the site and nearby residents were notified. No responses were received.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The principle of extending a touring caravan site is included in Policy TWR 5 of the LDP. Such developments are approved if compliance with a number of criteria can be secured:-

- That the proposed development is of high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features in a way which does not significantly harm the visual quality of the landscape - the proposal involves creating an extension to the touring caravan park in a field to the west of the site. The intention is to locate the touring units around the boundaries of the field but at a sufficient distance from the existing vegetation so as not to damage trees and hedgerows; this arrangement will also allow for an open area in the centre of the proposed extension. The site is hidden from the adjacent county road due to existing trees and hedgerows, and it is intended to reinforce these boundaries with further planting. Given the above, it is not believed that this proposal would be an obtrusive development in the landscape.
- The proposal would avoid the creation of too many hard standing areas - the proposal involves the installation of 18 units on a field measuring 0.7 hectares. The low density for the site is therefore noted. It is realised that there is an intention to develop large hard standing areas of slate waste and a tarmac service road; however, it is not considered that this would be excessive in this case due to the hidden location of the site and its size in comparison with the number of units proposed. The applicant states that the use of tarmac would create a clear path to facilitate the transportation of touring units to their plots, and that it is likely that building the road of a less permanent material would cause difficulties for visitors' vehicles in wet weather due to the downward contour of the site towards the river. Despite this, a condition could be imposed on any permission requiring agreement on the colour of the tarmac for the service road.
- Physical contact with the ground is limited and items can be moved from the site during the closed season - details of the units were not included with the application; however, it is understood that the units would include caravans, tents and camper vans. The units would be mobile, and so any physical contact with the ground would be minimal.
- Any ancillary facilities should be located in an existing building; or, if this is not possible, any new facility is commensurate with the scale of the development - the only ancillary facility that is part of this proposal is the mobile unit for washing and toileting which also takes the form of a shepherd hut, measuring 5.6 metres by 2.4 metres. It is believed that

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

adding this structure to the holiday units would be commensurate with the scale of the development, considering its location and setting within the landscape. Confirmation has been received from the Public Protection Unit that this size is acceptable for the site.

- That the site is close to the main highway network and that adequate access can be provided - the site is served by an existing entrance off a class 2 county highway, and it is believed that approving this application would not undermine road safety on the public roads in the vicinity of the site of the application and this element of the proposal is acceptable to the Transportation Unit and Welsh Government - Trunk Roads Unit.
- Occupation of the development is restricted to holiday use only - the applicant has confirmed that use made of the holiday accommodation units would be seasonal only and that the accommodation units would be removed from the site outside of the holiday season.
- That the site is used for touring purposes only and that any units are removed from the site during periods when not in use - a plan has been received from the applicant showing that the intention is to keep the units in a storage area within the existing caravan site.

5.2 As a result of the above assessment, it is believed that the proposal is acceptable on the grounds of location, setting, scale and its impact on visual amenities in the local area; to this end, therefore, it is believed that the proposal is acceptable, subject to imposing relevant conditions, and complies with all the requirements of Policy TWR5 of the LDP.

Visual amenities

5.3 As referred to above, the site is located on a field which is relatively hidden due to the presence of trees and hedgerows along its boundaries. The touring units will include caravans, tents and motor homes, and the washing unit will take the form of a shepherd's hut measuring 5.6 metres by 2.4 metres, and finished in conservation green. The site is located on the slopes of a small valley to the west of the existing site. The lie of the land along with existing landscaping at the boundaries creates a site which is hidden from public places. It is also noted that the site is located a field's width (approximately 70 metres) from the county highway to the north. It is also noted that neither the site nor the nearby area has been acknowledged or denoted as a landscape of any special interest, and therefore it is felt that there is less emphasis on landscape safeguarding. However, the plan submitted with the application shows a proposal to reinforce the existing hedgerows with further planting, and that this would reduce any impact on the landscape; it is believed that the proposal would have no detrimental impact on the rural character and atmosphere of the local landscape. Therefore, the proposal is acceptable based on the requirements of Policies PCYFF3 and PS19 regarding its impact on the natural environment. CADW states that there are three ancient monument sites within two kilometres of the area, and despite concerns regarding the proposal's impact on one of these [hut circle, monument no. CN229) due to its location approximately 115 metres from the application site, it is considered that the proposed planting work is likely to reduce any impact over time.

General and residential amenities

5.4 The application was advertised at the site and nearby residents were notified. No response was received. The site is located in the countryside approximately 180 metres from the nearest neighbouring house. The site will not be visible from this house. A touring caravan site already operates from the site and, even though the intention is to add to the number of caravans on the site, it is not considered that the additional activities on site would have a substantial additional detrimental impact on the amenities of the houses in the vicinity. It is therefore felt that the proposed use will not generate more noise than the current activities and use. It is considered that the proposal would not have a substantial detrimental impact on nearby residents and therefore the proposal is not considered to be contrary to Policy PCYFF 2 of the LDP.

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Transport and access matters

- 5.5 The site is served by an existing access to a class 2 county highway. There is no intention to modify the entrance. Considering the scale of the development (18 additional touring units) a substantial increase in traffic is not expected on this network of roads as a result of the development itself, to the detriment of road safety. It is also noted that the applicant stated that the existing storage provision would be sufficient for the proposal outside of the holiday season, and it is likely that this would reduce the movement of traffic on the county road as a result of the proposal. The Transportation Unit has no concerns about the effect the proposal would have on any road or proposed road. Welsh Government - Trunk Roads Unit submitted observations confirming that it would not be serving direction with regard to the proposal. It is considered that the proposal is acceptable based on the requirements of Policies TRA2 and TRA4 of the LDP.

The economy

- 5.6 Information was submitted with the application stating that the applicant had substantially reinvested in the site in order to upgrade and improve the quality and variety of resources for visitors, and that the visitor accommodation industry contributed significantly to the local economy by offering employment and employment opportunities to the community and the wider area.

Biodiversity

- 5.7 The proposal includes the use of an empty field currently used as a camp site under the 28 day regulation as an extension to the existing touring caravan site. The proposal will include the development of 18 hard standing areas along with a service road for the units. The trees survey recommends the felling of four trees for safety reasons, and it is felt that the new planting work would compensate for any loss of vegetation. The development of the site as proposed will remove the waste area in the southern part of the site by using it for the location of five touring units. The fact that the Biodiversity Unit has recommended the setting aside of land as a wildlife and conservation area, as with the 2010 permission, is appreciated. However, the applicant states that he planted approximately 1000 trees and bushes in 2014 in a new hedgerow measuring around 190 metres, that a wildlife conservation area has been established, and that the intention is to plant further vegetation as part of this plan. It is therefore felt that there is no justification for setting more land aside in order to expand the wildlife and conservation area. The ecological report states that there was no evidence of the presence of any protected species on the site; however, it is felt that it should be ensure that the site is lighted in an appropriate manner in order to avoid hampering the trees' potential to support and provide homes for protected species, as well as the emission of light pollution. Lighting details were received, showing low light lamps on posts within the site. It is proposed to impose a condition on any permission given to ensure that the work conforms to the details of the ecological report.
- 5.8 The trees survey states that the site is surrounded by mature trees and hedgerows, and although the location of the proposed units would not affect the existence of these trees and hedgerows, it is understood that four trees must be felled in the interests of safety. However, the report also states that the loss of these four trees would not disrupt the visual amenities or the character of the site. It is noted that the applicant has shown intent to plant further trees within and on the site's boundaries, and this could be imposed as a condition.

6. Conclusions:

- 6.1 Having considered the above and all the relevant planning matters including the local and national policies and guidance, as well as the observations received, it is now believed that the

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

proposal is acceptable based on the matters noted in the report and that it would not have a substantial impact on the Special Landscape Area, amenities of the neighbourhood or road safety.

7. Recommendation:

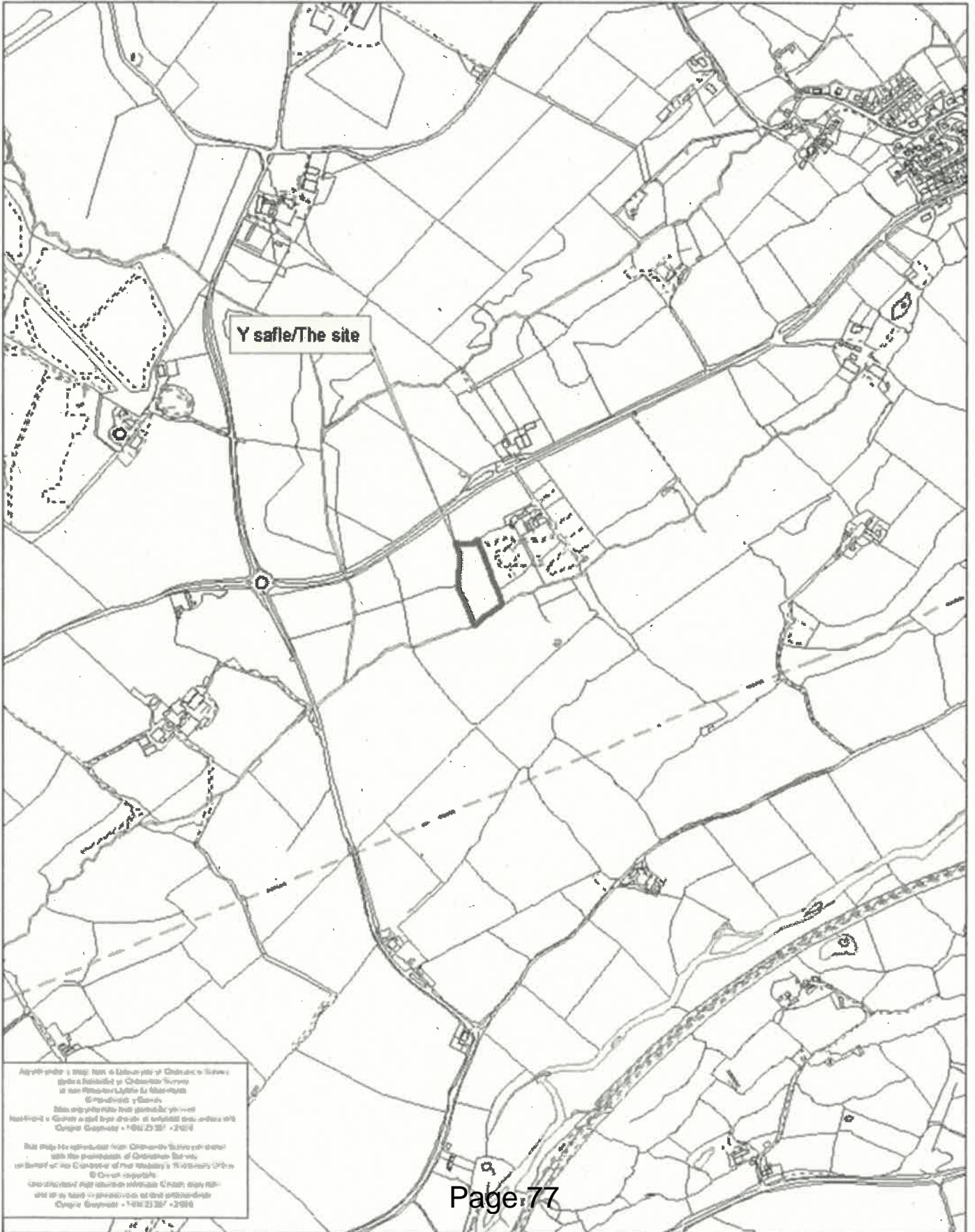
To approve with the following conditions:

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 within the nesting season.
11. Agree on the colour of the tarmac for the service road.
12. Lighting control.
13. Lighting control.



Rhif y Cais / Application Number : C19/1045/18/LL

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

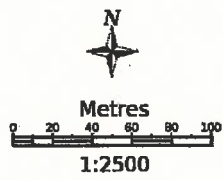
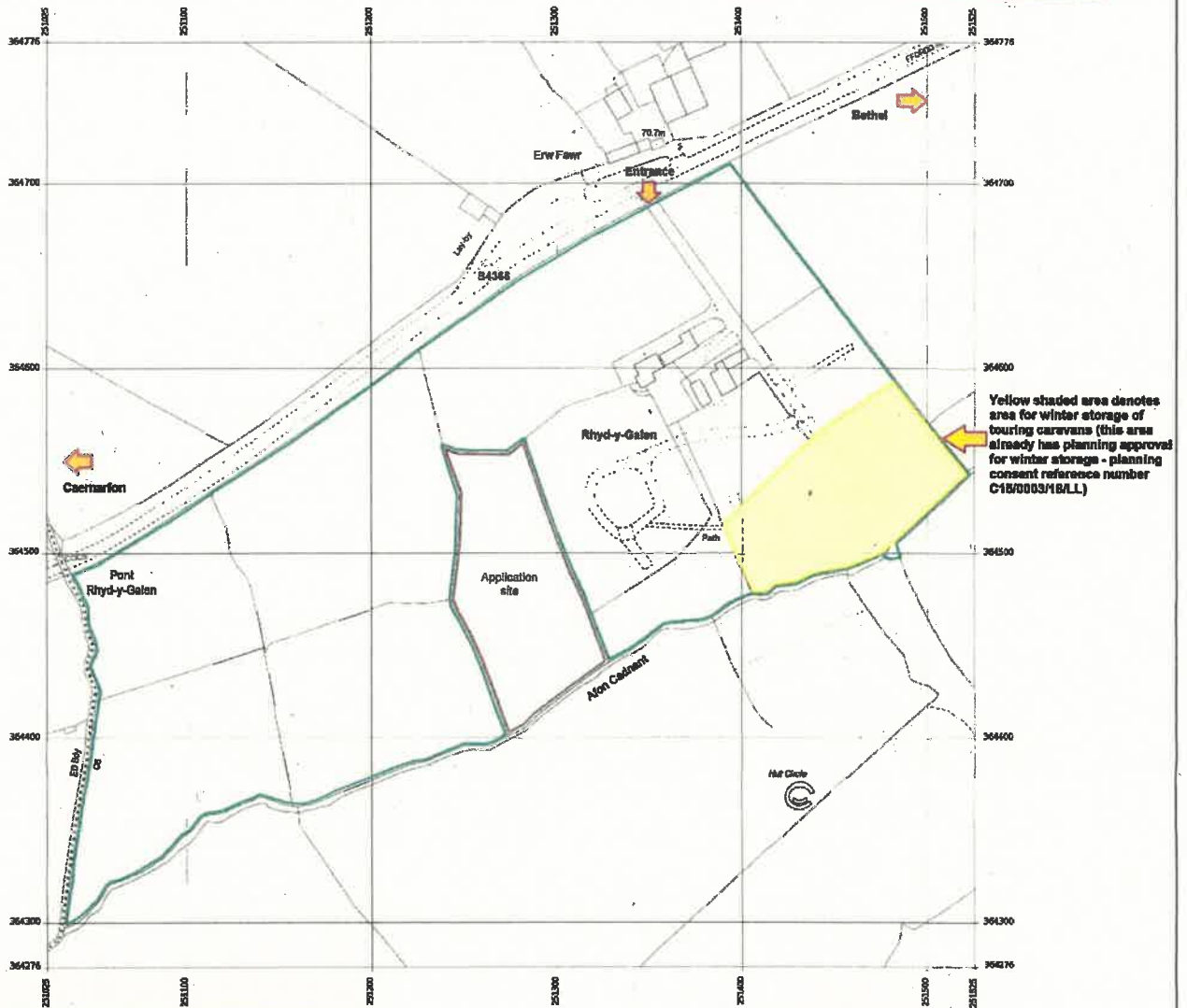


Apwyntir y map hon a llosgwyd y Cwmni Gwybodaeth
yn eiddoedd y Cwmni Gwybodaeth
a sefydlwyd ym 1992.
Mae'r safle hwn yn parhau yn unig
a dim hysbysu i'r awdurdodau lleol.
Cwmni Gwybodaeth - 1992 23 237 - 2014

Mae'r map hon yn parhau yn unig
a dim hysbysu i'r awdurdodau lleol.
a sefydlwyd ym 1992.
Cwmni Gwybodaeth - 1992 23 237 - 2014

**CYNLLUN DIWYGIEDIG
REVISED PLAN**

Derbyniwyd/Received 18/4/19
Llofnod/signature W.E. Wmd.



Produced from the Ordnance Survey MasterMap Topography Database and incorporating surveyed features available at the date.
The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.
© Crown copyright and database right 2017 OS 100035498
Reference: CH1 507267
Center coordinates: 25 4218 364528

Winter storage area for Touring Caravans denoted with yellow shading.
Location Plan: Planning application for 18 Touring Unit Pitches, Shepherd's Hut washing facility, additional landscaping belts and environmental improvements at Rhyd-y-Galen Caravan and Camping Park. Bethel. Caernarfon. Gwynedd. LL55 1UL.
Applicant: Rhyd-y-Galen Caravan and Camping Park. Bethel. Caernarfon. LL55 1UL.

**Lambe Planning & Design**
Consultants for Planning, Design and Landscape
Galeri
Victoria Dock
Caernarfon
Gwynedd
LL55 1SQ
www.lambeplanninganddesign.co.uk
E: info@lambeplanninganddesign.co.uk
T: 01268 688235
DATE: November 2019
DRG No: LPD/0819/RG/LP1/WS2
SCALE: 1:2500 @ A3 © Copyright

Proposed layout for 18 Touring Unit pitches, Shepherd's Hut washing facility, additional landscaping belts and environmental improvements at Rhyd-y-Galen Caravan and Camping Park. Bethel. Caernarfon. Gwynedd. LL55 1UL.



CYNLLUN DDIW
REVISED PL

Derbynwyd/Received 9/12/19
W.E. Wma



LEGEND

- Proposed planting belts of Category B tree crown
- Proposed planting belts of Category C tree crown
- Proposed planting belts of Category U tree crown
- Road Protection Area
- Tree to be removed (shown with dotted crown outline (hatched) by category)
- Low level hedged light screening belt with dual to stem marker
- Touring Unit pitch with site objectives (shown colour) as per plan to be retained
- Site objectives (shown colour) to be removed (shown black) to accommodate parking vehicle pitch

Landscaping details:

The new planting belt hedges are to be planted as a double staggered row consisting of: Blackthorn *Prunus spinosa* (0.3m spacing, height 40cm/60cm), Wild Cherry *Prunus avium* (1.5m spacing, minimum height 100cm) - Hazel *Corylus avellana* (0.3m spacing, minimum height 100cm), Hawthorn *Crataegus monogyna* (0.3m spacing, height 40cm/60cm), Holly *Ilex aquifolium* (1.5m spacing, minimum height 80cm), Hornbeam *Carpinus betulus* (0.4m spacing, height 40cm/60cm), Dog Rose *Rosa canina* (0.3m spacing, height 40cm/60cm), Wild Privet *Ligustrum vulgare* (0.4m spacing, height 40cm/60cm)

The proposed new hedgerows are to be interspersed with larger indigenous tree species approximately 2.0m to 3.0m in height to give immediate landscape benefits

The new planting area within the Holiday Park itself are to echo the style of planting successfully undertaken on the park in 2014. The proposed species planted in random groups are to include Blackthorn *Prunus spinosa* (0.3m spacing), Bird Cherry *Prunus pedis* (1.2m spacing), Hawthorn *Crataegus monogyna* (0.3m spacing), Hazel *Corylus avellana* (0.3m spacing), Rowan / Mountain Ash *Sorbus aucuparia* (1.2m spacing), Silver Birch *Betula pendula* (1.5m spacing), Wild Cherry *Prunus avium* (1.5m spacing).

Page 79

09.12.2019. The eighteen 'Touring Unit' pitches are to be pitches utilised by Touring Caravans / Motorcaravans / Trailer, Tents / Tents The winter storage area for 18 Touring Caravans from this application site area is to be on the existing Touring Caravan storage area denoted on drawing LPD/0819/RGLP-1/W52 dated November 2019



Lambe Planning & Design
Consultants for Planning, Design and Landscape

Galeri
Victoria Dock
Caernarfon
Gwynedd
LL55 1SQ
www.lambeplanningdesign.co.uk
E: info@lambeplanningdesign.co.uk
T: 01286 668236
DATE: December 2019
DRG No: LPD/0819/RGLP4B
SCALE: 1:500 @ A2 © Copyright

4/15
 RHYD Y GALEN
 LLYS 1510

Proposed Cross Sections for 18 Touring Unit pitches, Shepherd's Hut washing facility, additional landscaping belts and environmental improvements at Rhyd-y-Galen Caravan and Camping Park, Bethel, Caernarfon, Gwynedd, LL55 1UL.



Section A-A



Section B-B



Lambie Planning & Design
 Consultants for Planning, Design and Landscape

Gaellet
 Victoria Road
 Caernarfon
 Gwynedd
 LL55 1SQ
 www.lambieplanninganddesign.co.uk
 T: 01248 492228
 DATE: December 2018
 DWG No: LFGP05-STRCALP-SCB
 SCALE: 1:200 @ A1 © Copyright



Attachment 2
Appendix 8
Tree Protection Plan



- Category A tree crown
- Category B tree crown
- Category C tree crown
- Category D tree crown
- Redundant tree crown
- Preservation Area
- Precautionary Area

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Number: 6

Application Number: C19/1127/46/DT

Date Registered: 02/12/2019

Application Type: Householder

Community: Tudweiliog

Ward: Tudweiliog

Proposal: Erection of residential annexe

Location: Tan y Bwlch, Garn Fadryn, Pwllheli LL53 8TG

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

1. Description:

- 1.1 This is 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 lies within the garden of "Tan y Bwlch", which is a detached property near the hamlet of Garn Fadryn, which lies outside any development boundary as defined by the Gwynedd and Anglesey Joint Local Development Plan. It stands within the designated Area of Outstanding Natural Beauty.
- 1.2 The building would have a pitched roof constructed of grey coloured steel sheets and walls constructed of larch timber boards. It would measure 5.4m high to the ridge of the roof and 10.2m x 6.2m in floor surface. The annexe would include one bedroom, a bathroom, a utility room and a living room/kitchen. The new building would have the same footprint as the building that is to be demolished and it would be 2.2m higher than the existing structure.
- 1.3 The application is submitted to the Committee as the applicant is related to a Member of the Council.

2. Relevant Policies:

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

2.3 Anglesey and Gwynedd Joint Local Development Plan. (July 2017)

PCYFF 1 - DEVELOPMENT BOUNDARIES

PCYFF 2: DEVELOPMENT CRITERIA

PCYFF 3: DESIGN AND PLACE SHAPING

PS 19: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

AMG 1: AREAS OF OUTSTANDING NATURAL BEAUTY MANAGEMENT PLANS

2.4 National Policies:

Planning Policy Wales, Edition 10, December 2018

TAN12 – Design: June (2009)

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

3. Relevant Planning History:

None

4. Consultations

Community/Town Council: Not received

Natural Resources Wales: No observations to offer. Guidance for the applicant

Welsh Water: No observations to offer. Guidance for the applicant

CADW : No objection

AONB Unit: No objections – suggest a zinc roof instead of a profiled steel roof.

Transportation Unit: No observations to offer

Public Consultation: A notice was posted on the site and the neighbours were consulted. The advertising period has ended and no correspondence was received regarding the proposed development.

5. Material Planning Considerations:

Location, Design and Visual Effect

5.1 The main policy that relates to this aspect is Policy PCYFF 3 of the LDP which states that all proposals are expected to show a high quality design which gives full consideration to the context of the surrounding built environment. It also emphasises that plans for new developments will only be approved provided that a series of criteria can be complied with. This application is discussed in the context of the relevant criteria below:

1. There is an outbuilding of metal construction already on the site. It is believed, as the proposed building is of a similar scale to the existing building, that the building would not cause additional significant harm to the visual impact of the site. The building would be of a simple design and of materials of an agricultural tone and it is believed that they would be in keeping with the built character of the area in an appropriate way.
2. Considering the scale, materials and design of the proposed building, it is believed that it would respect the context of the site and be in keeping with the surrounding area.
3. When considering the agricultural / rural nature of the materials proposed, it is believed that they would be appropriately in keeping with similar developments in the area.
4. – 10. Not relevant

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

- 5.2 The site is located on a prominent site within the AONB; however, for the above-noted reasons, it is not believed that a significant harmful impact would derive from this development. The AONB Unit did not have any objection to the development; although they did note that a zinc roof would be more characteristic of the area, than the proposed profiled steel roof. Whilst accepting the validity of this comment, it is not believed that changing the materials as such would have a significant impact on this development's impact on the landscape; therefore, imposing a condition requesting a change in materials cannot be justified. Therefore, it is considered that the application complies with the requirements of Policy PS 19 of the LDP as it would not be harmful to the recognised interests of the area under a national designation, and also Policy AMG 1 as the development would not harm views within the AONB.

Visual, general and residential amenities

- 5.3 Due to the location of the proposed building, there would not be any additional harm from the perspective of overlooking or shadowing from any other property. No observations were received from neighbours and, as a result of the above assessment, it is not considered that the building would cause significant harm to the amenities of neighbours or to the area in general. It is, therefore, considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP in terms of amenities.

Annexe Use

- 5.4 It should be noted that the term "annexe" has a specific meaning in the planning context and to be considered as an "annexe", it is essential for the building to be subservient to the main house and that it is not used as a separate dwelling. It should be linked to the main dwelling through its everyday use; normally this would mean a semi-independent living accommodation, which is connected, by members of the same family. In this case, in light of the location of the building approximately 7m from the main house and the statement in the application form that an annexe is being sought, it is believed that by imposing an appropriately worded planning condition, that the use of the building can be controlled appropriately.
- 5.5 In doing so, this proposal would not create a new separate living unit and therefore approving the development would not be equivalent to building a new house in open countryside. Having imposed an appropriate condition, there would be no risk for the development to be contrary to the requirements of Policy PCYFF 1 which encourages the refusal of developments outside development boundaries, unless they comply with specific policies that justify rural development.

6. Conclusions:

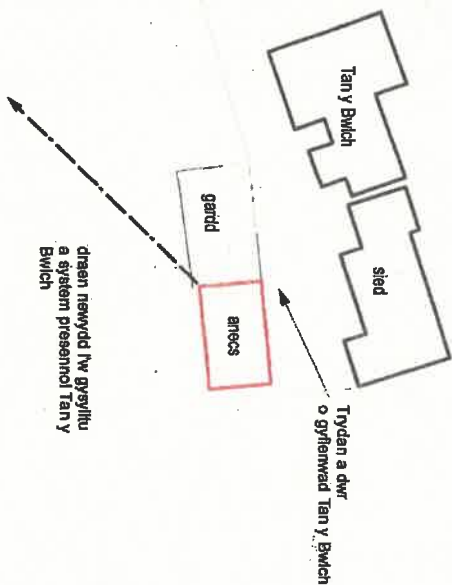
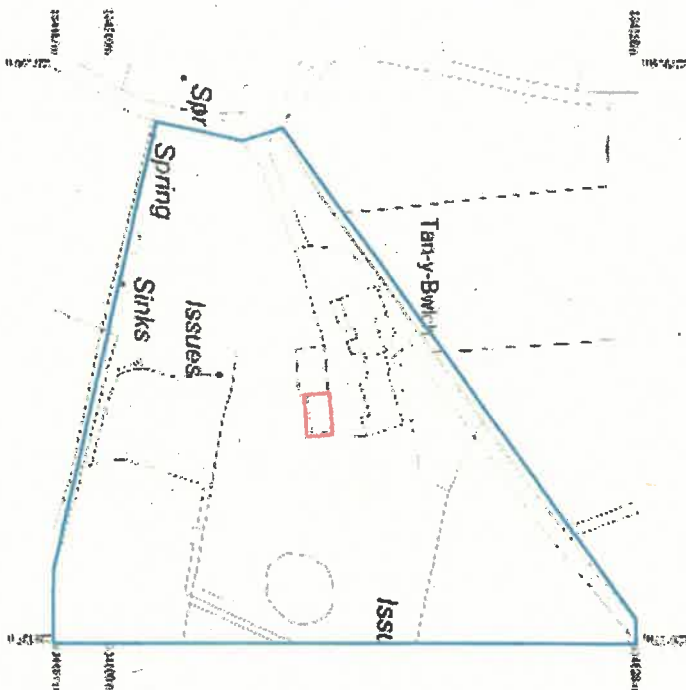
It is considered that the design and proposed materials are acceptable and that they will not impair the character and appearance of the area. All material planning considerations have been considered when determining this application; however, this has not changed the recommendation.

7. Recommendation:

To approve with 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
Natural Resources Wales



TAN Y BWLCH, Garn Fadryn
Cynllun lleoliad / safle

Ty-Newydd cyf.

20a Gaoi Street, Pwllheli LL53 5DB

Tel: 0770 925 8926

ebost: gwyn@ty-newydd.com

www.ty-newydd.com

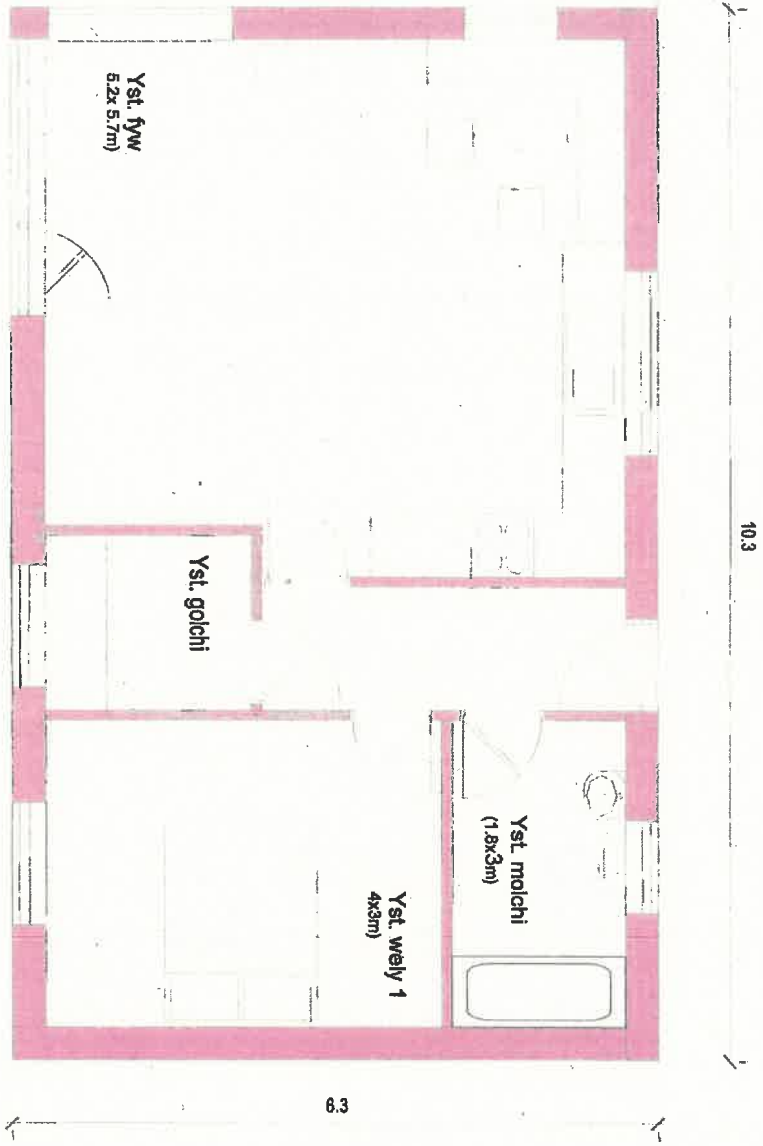
Dylunio a rheolaeth project
Design & project management

1650 03

1:1250/

1:500

25-11-2019



TAN Y BWLCH, Garn Fadryn
Cynllun llawr

Ty-Newydd cyf.

20a Gaol Street, Pwllhell LL53 5DB

Tel: 0770 925 8926
ebost: gwyn@ty-newydd.com

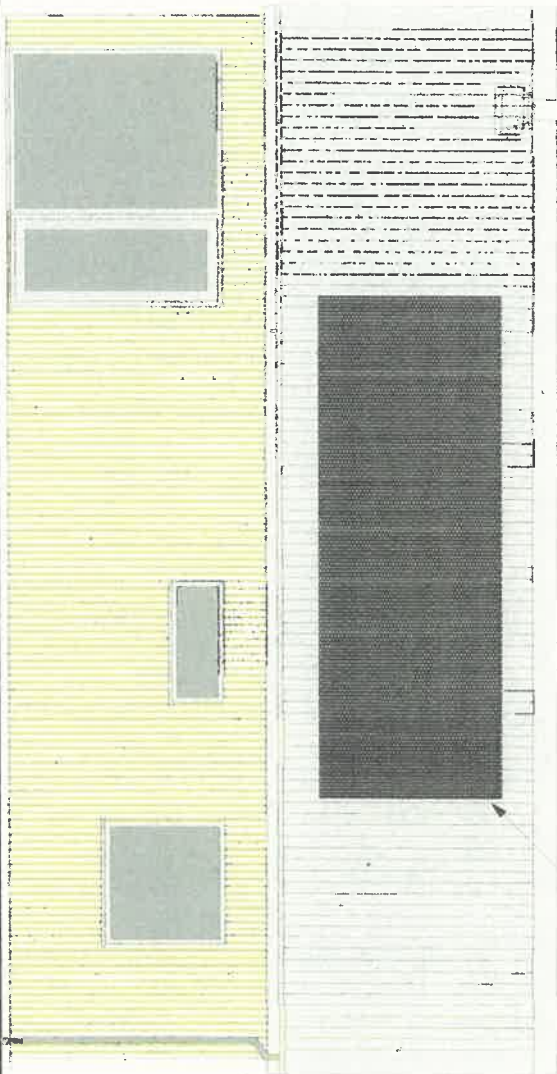
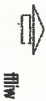
Dylunio a rheolaeth project
Design & project management

www.ty-newydd.com

1650 01

1:50

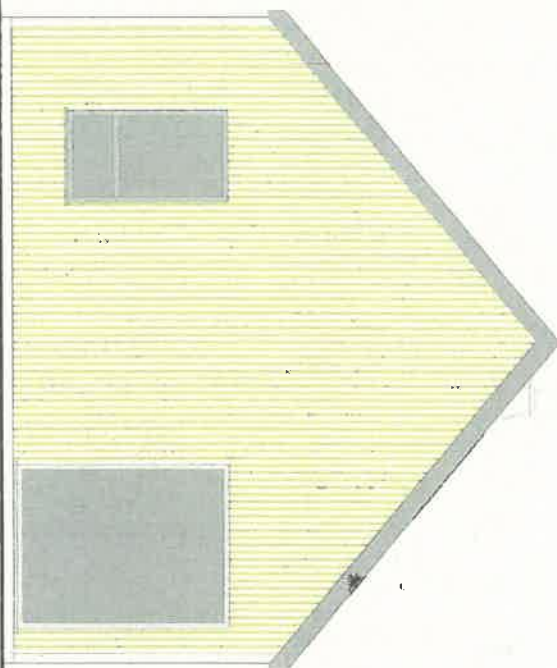
25-11-2019



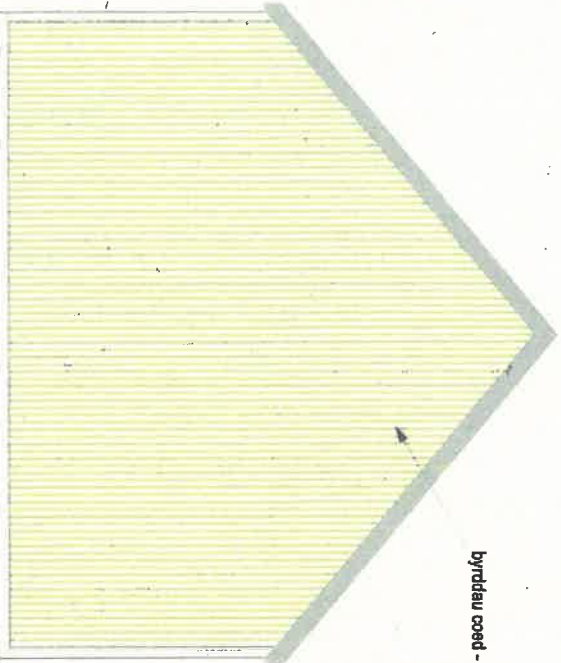
paneli solar

Dŵ

silfa i'w dar llw - llyd

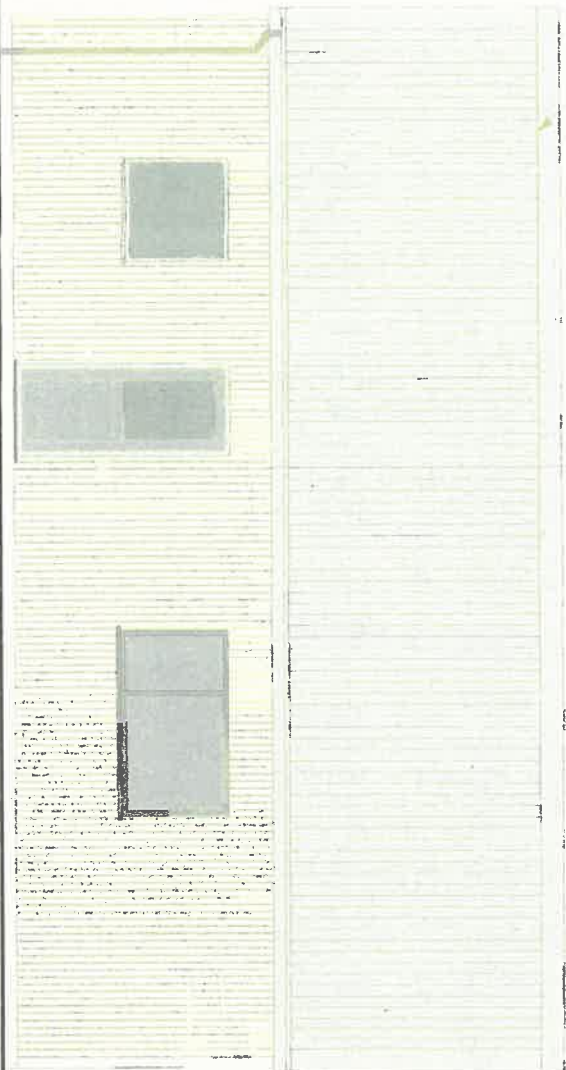


Gorllewin



byrddau coed - larch

Dwyrain



Gogledd

TAN Y BWLCH, Garn Fadryn

Edrychiadau

Ty-Newydd cyf.

20a Gaol Street, Pwllhell LL53 5DB

Tel: 0770 925 8926

ebost: gwyn@ty-newydd.com

www.ty-newydd.com

Dylunio a rheolaeth project
Design & project management

Page 90

1650

02

1:50

25-11-2019