



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 2ND MARCH, 2020

NOTE

This meeting will be webcast

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

Location

Siambr Dafydd Orwig - Pencadlys Caernarfon, LL55 1SH

N.B.

To be preceded by a site visit in relation to application number **C19/0524/14/R3**
Canolfan Segontium Land, Pendalar, Caernarfon, LL55 2RP

Committee members to meet at the entrance of the Council's Multi-Storey Car Park,
Caernarfon, at **11:30am**.

Contact Point

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(DISTRIBUTED 21/02/20)

0PLANNING 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 - 14

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 10th February 2020, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C19/0444/11/LL 196-200, STRYD FAWR, BANGOR 15 - 36

Conversion and change of use of rear part of former Debenhams shop into 6 living units (5 x 1 bedroom and 1 x 2 bedroom)

LOCAL MEMBER: Councillor Steve Collings

[Link to relevant background documents](#)

5.2. APPLICATION NO C19/0995/11/LL 233-235, STRYD FAWR, BANGOR 37 - 46

Removal of condition 3 of planning permission C19/0323/11/LL which restricts 2 units out of 8 to affordable units

LOCAL MEMBER: Councillor Steve Collings

[Link to relevant background documents](#)

**5.3. APPLICATION NO C19/0524/14/R3 CANOLFAN SEGONTIWN 47 - 63
LAND, CAERNARFON**

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

LOCAL MEMBER: COUNCILLOR JASON W PARRY

[Link to relevant background documents](#)

**5.4. APPLICATION NO C19/0812/39/LL THE WARREN CARAVAN 64 - 74
PARK, LÔN PONT MORGAN, ABERSOCH, PWLLHELI**

Extend holiday occupancy season to be open year round for holiday purposes

LOCAL MEMBER: COUNCILLOR DEWI W ROBERTS

[Link to relevant background documents](#)

**5.5. APPLICATION NO C19/1028/03/LL WYNNES ARMS HOTEL, 75 - 89
FFORDD MANOD, MANOD, BLAENAU FFESTINIOG**

Application for the conversion of a public house to 5 flats together with rear extension and parking area

LOCAL MEMBER: COUNCILLOR LINDA A JONES

[Link to relevant background documents](#)

**5.6. APPLICATION NO C20/0022/42/DT TAN Y MYNYDD, MYNYDD 90 - 103
NEFYN, NEFYN,**

Demolition of existing external store, alterations to existing main house and part single storey, part two store extension to side and rear.

LOCAL MEMBER: COUNCILLOR GRUFFYDD WILLIAMS

[Link to relevant background documents](#)

PLANNING COMMITTEE 10/02/20

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

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

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

1. APOLOGIES

Apologies were received from Councillors Louise Hughes and Dilwyn Lloyd

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

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

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

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

3. URGENT ITEMS

None to note

4. MINUTES

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

5. PLANNING APPLICATIONS

The Committee considered the following applications for development.

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

RESOLVED

5.1. Application Number C19/0524/14/R3 Land at Canolfan Segontium, Pendalar, Caernarfon

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

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

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

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

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

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

In the context of archaeological matters, it was noted that the site was located near the Roman fort of Segontium which was a scheduled monument. It was highlighted that discussions had taken place regarding the impact of the proposed development on the scheduled monument. As a result of the observations and concerns raised by CADW and the Gwynedd Archaeological Planning Service, a full second consultation was conducted with the specialist bodies and responses were received with conditions for consideration.

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

- b) Taking advantage of the right to speak, the Local Member noted the following main points:-
- There had been a lack of consultation with local residents - a petition had been signed expressing their objection. Not enough attention was given to the petition in the report (5.15 - only a sentence).
 - A number of enquiries had been made at Siop Gwynedd in Caernarfon and to the Planning Service, however, no discussions had taken place / responses received. Due to the lack of consultation and information, the local residents had to depend on the information in the press.
 - The local residents favoured good quality / affordable housing.
 - Several questions remained unanswered - 'vulnerable people'? what were the criteria?, security matters?, 24 hour care? - a lack of understanding and information regarding the proposal.
 - Historically, the area had suffered from anti-social behaviour.
 - No effort had been made to listen to and discuss the concerns of the area's residents.
 - What would happen to the value of the houses opposite?
- c) It was proposed and seconded to approve the application
- ch) An amendment was proposed to defer the decision for the following reasons:
- Undertake local consultation
 - Conduct a site inspection visit
- d) During the ensuing discussion, the following main observations were noted by members:
- The plan was innovative and the principle was promising
 - The observations / responses of the public consultation had been included in the report
 - The Community Council supported the application
 - There was funding from the Government to support the initiative - concern that this funding would be lost (end of March 2020 time schedule)
 - No objection to the plan, but a suggestion to visit the site (entrance issues)
 - It was accepted that a statutory consultation had taken place, however, it was suggested that a local consultation / discussion should be conducted as a matter of courtesy to local residents or a discussion with the Local Member.
 - It was suggested that there should be a re-consultation to alleviate concerns
 - More information was needed about the proposal's use and site management
 - If it was to be approved, the Housing Department should conduct further discussions with the local community
- dd) In response to a comment that further consultation was required, the Assistant Head of the Environment noted that a statutory consultation had taken place and the comments and responses received had been included in the report (5.9 - 5.15). It was added that the report clearly reflected that proposal's use to satisfy the needs of the homeless. It was noted that there was firm evidence of need.
- e) A vote was taken on the amendment

RESOLVED to defer the decision in order to

- **Discuss the application's principles and the community's concerns with the Local Member applicant and planning officers**
- **Conduct a site inspection visit**
- **Receive further information regarding site management**

- **Receive information on screening methods for entrance from neighbouring houses**

5.2. Application Number C19/0890/35/MG Station Bakery, High Street, Cricieth

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

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

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

Attention was drawn to the late observations form that had been received. It was highlighted that the application site did not have a public footpath running past the side of the site. The site was entirely within the Cricieth development boundary, and situated within an area of varied design features including a mix of different dwellings and commercial buildings. The proposed design, finish and landscaping was simple, and it was noted that it was in keeping with area, and acceptable in terms of its visual impact. It was explained that the proposal before them would not have a detrimental effect on general amenities or the privacy of nearby residents.

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

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

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

5.3 Application Number C19/0733/41/LL Land to the rear of Madryn Arms Hotel, Madryn Terrace, Chwilog

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

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

It was explained that the proposal's principle had already been accepted and established via the outline planning permission and reserved matters that had already been granted on the site. It was noted that these consents, determined in accordance with the Unitary Development Plan at the time and the other relevant policies, remained on the site and established the principle of the current proposal. This was a material planning consideration. Attention was drawn to the need to consider whether circumstances or the planning policy position had changed since these applications were originally approved, and to assess the amendments against current policies. By now, the Anglesey and Gwynedd Local Plan had been adopted and therefore there had been a material change in the policies since determining the principle of the previous outline application.

It was highlighted that under the Local Development Plan the percentage of affordable housing was less than what was required under the Unitary Development Plan. Although the previous permissions provided five affordable units, the proposal to provide two units now complied with the requirements of current planning policy (TA1 15). It was explained that these affordable units were located in the centre of the site and were two-bedroom houses in compliance with the area's need for affordable housing and confirmed by the Strategic Housing Unit.

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

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

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

- b) Taking advantage of the right to speak, the agent on behalf of the applicant noted the following main points:-
- There was a better balance in the type of housing
 - There were no local objections to the plan
 - The Community Council supported the proposal
 - The developer was local and was familiar with the village
 - No impact on plans to re-open the public house in the future - the development worked hand in hand with this
 - The affordable houses were two bedroom dwellings, in accordance with the requirements of Tai Teg and Gwynedd Council's Housing Department.
- c) It was proposed and seconded to approve the application.
- ch) During the ensuing discussion, the following main observations were noted by members:
- Why did the original application include five affordable houses that had now been reduced to two?
 - Should a new application be submitted?
 - Concern that the two smallest houses were the affordable housing, but accepted if this responded to the need
 - When reviewing the Local Development Plan (2021) the viability of areas should be re-assessed to seek a better percentage of affordable housing.
 - Welcomed the fact that the developer was local and knew the area
 - That the educational contribution appeared to be too low
- d) In response to an observation regarding the educational contribution, it was noted that the contribution was based on information received from the Education Service and requirement of the relevant Supplementary Planning Guidance
- dd) In terms of the submission of a new application, it was noted that the developer was permitted to modify the types of housing offered. It was added that the plan before the committee was an improvement, the design features were better and offered a better mix of housing.

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

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

5.4 Application Number C19/1045/18/LL Rhyd y Galen, Ffordd Bethel, Bethel, Caernarfon

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

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

It was emphasised that the site was located in a field which was relatively hidden due to the presence of trees and hedgerows along its boundaries. The lie of the land along with existing landscaping at the boundaries created a site that was hidden from public places. The plan submitted with the application indicated the intention to reinforce the existing hedgerows with further planting, and this would reduce any impact on the landscape, and it was noted that the proposal would have no detrimental impact on the rural character and atmosphere of the local landscape. It was also noted that neither the site nor the nearby area had been recognised or designated as a landscape of any special interest, and therefore there was less emphasis on safeguarding the landscape. It was stressed that the enclosed site meant that the site was not visible from the house of the nearest neighbour and this application would not have a substantial additional detrimental impact on the amenities of houses in the vicinity.

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

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

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

- In response to the member's comment regarding pollution prevention, the Planning Manager confirmed that a pollution prevention plan would be agreed prior to the commencement of the construction work.

RESOLVED to approve the application;

Conditions

1. Five years.
2. In accordance with the revised plans.
3. Landscaping.
4. Restrict the numbers to 18 touring units
5. Restrict the units to holiday use only.
6. Restrict the holiday season.
7. A register to be maintained.
8. The units to be stored in a storage site when not in use / outside the holiday season
9. Act in accordance with the recommendations of the Ecological Assessment.
10. No tree felling, hedge cutting or clearing of vegetation in the nesting season.
11. Agree on the colour of the tarmac for the service road.
12. Lighting control.

5.5 Application number C19/1127/46/DT Tan y Bwlch, Garn Fadryn, Pwllheli

Construction of residential annexe

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

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

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

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

RESOLVED to approve the application

Conditions:

1. Five years

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

**Notes : Welsh Water
Natural Resources Wales**

The meeting commenced at 1:00pm and concluded at 2:00pm.

CHAIR

PLANNING COMMITTEE	DATE: 02/03/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

Number: 1

Application Number: C19/0444/11/LL

Date Registered: 21/06/2019

Application Type: Full - Planning

Community: Bangor

Ward: Deiniol

Proposal: Conversion and change of use of the rear section of the former Debenhams store to form six residential units (5 x 1 bedroom and 1 x 2 bedroom).

Location: 196-200, High Street, Bangor, Gwynedd, LL57 1NU.

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

1. Description:

- 1.1 Members will recall that this application was deferred at the January 2020 Committee in order to receive additional information regarding the rent prices of the living units.
- 1.2 A full application for the change of use of the rear section of the building, which was formerly the Debenhams store in Bangor, to form six self-contained residential units, along with minor alterations to the building, namely the installation of new windows and eight skylights. Internally, it is proposed to create six living units which will include five units with one double bedroom, and one unit with one double bedroom and one single bedroom. The units will vary in size from 50m² to 98m² for the two-bedroom unit. There is no intention to build any extensions to the building and there will be no increase in the current floor area of the building.
- 1.3 It is intended to provide a bin and recycling store by the side of the building for these units, which will be off-street and away from public view. The site is located within the development boundary, off the High Street in the City Centre and within the Conservation Area. The site also lies within the Town Centre and Main Shopping Area as designated in the LDP. The building is fairly modern in design, being a two-storey building with a flat roof to the rear of 196-200 High Street, which is a traditional listed building. The site is located off the High Street with shops on both sides and residential housing to the south of the site. Access to the site is from the High Street, where double doors between two shops lead to a footway to the site.
- 1.4 As part of the application, a Design and Access Statement and a Housing Mix Statement were submitted. A Listed Building application has also been submitted for 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 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**

Policy PS 1 - The Welsh Language and Culture
 Policy ISA 1 - Infrastructure Provision
 Policy TRA 2 - Parking Standards
 Policy PCYFF 1 - Development boundaries
 Policy PCYFF 2 - Development Criteria
 Policy PCYFF 3 – Design and place shaping
 Policy PS 15 - Town centre and retail developments
 Policy MAN 2 - Primary retail areas

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Policy PS 16 - Housing provision
Policy PS 17 - Settlement Strategy
Policy TAI 1 - Housing in the Sub-regional Centre and the Urban Service Centres.
Policy TAI 8 - Housing mix
Policy TAI 9 - Sub-dividing existing property to self-contained flats and houses in multiple occupation
Policy PS 18 - Affordable housing
Policy TAI 15 - Threshold of affordable housing and their distribution
Policy PS20 - Preserving and where appropriate enhancing heritage assets
Policy AMG 5 - Local Biodiversity Conservation
Supplementary Planning Guidance (SPG): Housing Mix
SPG: Affordable housing
SPG: Planning for sustainable building
SPG: Planning and the Welsh Language
SPG: Open Spaces in New Housing Developments

2.4 National Policies:

Planning Policy Wales (Edition 10) 2018
Technical Advice Note 12: Design 2016
Technical Advice Note 18: Transport 2007
Technical Advice Note 22: Planning for sustainable buildings 2010

3. Relevant Planning History:

3.1 C18/1087/11/LL 196-200 High Street, Bangor - Conversion and change of use of first and second floors to form four living units in addition to the existing living unit, and the creation of new shop frontages - Approved - 14-6-19.

C18/1092/11/CR 196-200 High Street, Bangor - Interior and exterior alterations to create three shops and five living units - Approved 23-7-19.

4. Consultations:

Community/Town Council: Not received

Transportation Unit: No objection - the site is in a central location within the city and is within walking / cycling distance of many facilities including colleges / shops / workplaces, with several pay and display car parks also locally.

Natural Resources Wales: We have reviewed the planning application submitted to us, and from the information provided, we are not of the opinion that the proposed development impacts any matters listed on our Check List, *Advice Service on Development Plans: Consultation Topics* (September 2018). Therefore, we have no observations to make on the proposed development.

Welsh Water: No objection but propose standard conditions regarding sewerage and any additions to the roof causing an increase in

PLANNING COMMITTEE	DATE: 02/03/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

rain water. In this case, the second condition would be irrelevant as the proposal does not include the creation of new extensions.

- Biodiversity Unit: Following a site visit, it can be confirmed that no bat survey is required in this case as there is low potential of bats being present on site. Nevertheless, it is felt that it would be prudent to impose a condition to prevent any work commencing on the site during the period from May to September, and to stop work if any bats are discovered.
- Housing Strategy Unit: Figures held by the Council's Housing Options Team show that there are 51 applicants on the Tai Teg waiting list in need of 1- and 2-bedroom units, and 26% of applicants on Gwynedd Council's general housing register are in need of 1- and 2-bedroom flats. Based on the information submitted with the application it seems that the housing mix proposed partly addresses the need for such units, and it is expected that 20% of the units will be affordable, but it is expected that these units would be affordable in any case, due to their location and size.
- Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and correspondence was received stating the following:
- There will be no increase in the size of the building.
 - The new windows will not overlook neighbouring properties.
 - Access would be gained to the site from the High Street only, and not from the rear.
 - The area to the rear of the site is used by wildlife, and no mention is made in the application of how building machinery and supplies would be delivered to the site.
 - Lack of parking spaces for the units, which will exacerbate existing parking issues for residents.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 As referred to above, the site is located within the development boundary of Bangor sub-regional centre and, therefore, the application complies with the requirements of Policy PCYFF1 of the LDP. Policy MAN 2 refers to primary retail areas where proposals for the change of use of the ground floor of an A1 shop may be permitted if it can be shown that the premises is no longer viable for use as a shop, and that all efforts have been made to maintain A1 use.
- 5.2 It is noted in this case that the first floor of the building has been used as a warehouse/shop which was accessed through the main Debenhams store on the High

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Street. There was no separate access to this part of the shop, and it must be stated that three shops remain on the ground floor of the main building on the High Street. It is a complex situation where there are several owners of the 'site' formerly occupied by Debenhams. This creates difficulties in terms of public access to various areas (were they to remain as shops), including the area to which this application relates, and the building is now deteriorating having been unoccupied since the last shops closed some time ago. On these grounds, it is not considered that the proposal is contrary to the requirements of policy MAN 2 since it cannot be considered to be a ground floor shop, and also that its use as a shop is dependent on access through a third party property.

5.3 Policy TAI 9 permits the sub-division of existing properties into self-contained flats provided they fulfil the relevant criteria:

- Criterion 1 - the property should be suitable to be sub-divided for the type and number of units proposed without having to make substantial alterations and extensions - there is no proposal to extend the existing building and the only changes to the external appearance of the building will be the installation of new windows along one side of the building.
- Criterion 3 - ensure that the proposal will not have a detrimental impact on the amenities of nearby residents - although residential dwellings and commercial properties are located around the application site, it is not believed that the proposal would have an unacceptable impact on the residential amenities or general amenities (on the grounds of overlooking and noise nuisance), considering the central location of the site within a busy and established retail area. It should be noted that a letter was received expressing concern about the proposal, and the points raised are detailed below.
- Criterion 4 - the proposal should not exacerbate existing parking problems in the local area - considering the central location of the site in the city and its proximity to local facilities such as car parks and public transport, it is not anticipated that the proposal would contribute towards parking problems within the local area.

5.4 Policy TAI 15 states that every development is required to achieve an appropriate mix based on occupancy, types and sizes of affordable housing and this is reiterated by Policy TAI 8 along with the SPG: Housing Mix. The threshold for affordable housing in Bangor is 20%, and as the proposal includes the provision of six residential units, the figure of 20% means that 1.2 units would need to be affordable according to local need. However, an open market valuation report was submitted for the proposed units which was based on the requirements of the 2017 Red Book which states that the valuations submitted for the six proposed units are lower than the affordable level for the area, and therefore none of these units would need to be bound by an affordable agreement. In terms of the housing mix proposed, it is believed that the provision of such units as proposed here is acceptable based on figures submitted by the Council's Strategic Housing Unit, which state that there are 51 applicants on the Tai Teg waiting list in need of 1- and 2-bedroom units, and that 26% of applicants on Gwynedd Council's general housing register are in need of 1- and 2-bedroom flats. The Council's Strategic Housing Unit concludes that this proposal is a means to partly address the recognised substantial need which exists for such accommodation in the City.

5.5 Further to the above, the applicant has provided information based on the Gwynedd and Anglesey local housing market assessment, which states that there is a current need

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for 1- and 2-bedroom flats in the area, and this is confirmed by the comments submitted by the Strategic Housing Unit.

- 5.6 Considering the above assessment and subject to the proposal's compliance with the other relevant policies within this assessment, it is considered that this application is acceptable in principle.

Visual amenities

- 5.7 The alterations to the external elevations of this building are minimal, being limited to creating openings for the units where none exist at present, and the installation of eight skylights in the flat roof. This is a two-storey, flat-roofed building which stands in a hidden location behind the main premises on the High Street, and is also sub-standard in appearance and design. It is believed that installing windows will improve the appearance of the building as opposed to plain walls, and it is not believed that the proposal would unduly impair the visual amenity of this part of the area, nor would it have any impact upon the character of the Conservation Area, since it is away from public view. The proposal would ensure long-term use of the building, which is to be welcomed. It is considered that the proposal is acceptable based on the requirements of Policies PCYFF 2, PCYFF 3 and PS 20 of the LDP.

General and residential amenities

- 5.8 Policy PCYFF 2 of the LDP states that proposals should be refused if they have a significant detrimental impact on the health, safety or amenities of the occupants of local property, land uses or other property due to an increase in activities, disturbance, noise etc. In terms of noise nuisance, it is believed that residential use of the rear building would not have a significant detrimental impact on the general amenities of nearby residents, considering the site's location within a very busy commercial area which already includes public houses and restaurants, and it is not believed that this proposal would give rise to any situation that would be worse than the current one.
- 5.9 In terms of overlooking, the new windows would open out to the south, where the building is in a slight depression with a green area to the rear, which is overgrown at present. In addition, there is a wall along the boundary between the building and the green area. An objection was received on the grounds of overlooking issues, due to residents living to the rear of the site. However, the nearest residential properties are approximately 19m to the south, and also on higher ground than this site, and therefore any overlooking would be from the existing houses over the proposed development, rather than from the development itself. It is not considered that this type of situation is uncommon or unacceptable in such an urban location. Access to all the new units would be provided through a gateway off the High Street, and all six units would have their own front doors rather than sharing an entrance. Concern has also been expressed about this building being extended. There is no extension being proposed as part of this application, and if any extension were to be proposed in the future, it would need planning permission. To this end, it is believed that the proposal complies with the requirements of Policies PCYFF 2 and TAI 9 of the LDP.

Transport and access matters

- 5.10 The site is located centrally within the City and consequently, there are no parking facilities within the curtilage of the site itself and this situation is mirrored in other sites in the City. The residential units will be very close to local facilities which include car

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parks and public transport and, therefore, the Transportation Unit does not object to the application as submitted. It is believed that the proposal is acceptable on the grounds of the requirements of Policies ISA 1 and TRA 2 of the LDP.

Affordable housing matters

- 5.11 Policy TAI 15 of the LDP seeks to ensure an appropriate provision of affordable housing in the Plan area, and the threshold for affordable housing in Bangor is 20%. As the proposal includes the provision of six residential units, the figure of 20% means that 1.2 units would need to be affordable according to local need. 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 valuation report states that the open market prices of all the units would be lower than the affordable level in the area, which is £50,000, and all the units, therefore, fall within the definition of affordable. Consequently, this development would not require a legal agreement or a planning condition to ensure the provision of affordable housing, since the units would be affordable in any case. This valuation, based on the location, size and type of units proposed, shows that all these units would be affordable, and in this regard it is considered that the proposal complies with the relevant policies, which are TAI 15 in the LDP and the SPG.
- 5.12 Following the deferral of the application in order to obtain information on the rent prices of the affordable units, further information was received by the agent and the Joint Planning Policy Unit. The agent has confirmed that five of the six units provided (namely units 1, 2, 3, 4 and 6 which are one bedroom units) has an open market of £400 per month.
- 5.13 Paragraph 3.3.2 of Supplementary Planning Guidance 'Affordable Housing' (April 2019) states that householders are expected to pay 25% or less of their gross income on rent for units described as affordable.
- 5.14 Given how affordable the proposed rent levels are, it is important to compare them with income levels in Bangor. In this respect, comparing the rent levels with the median Bangor income would give a picture of how affordable the proposed rent levels are given the requirement of the Supplementary Planning Guidance.
- 5.15 It is also important to consider what type of units are affordable to rent, of which are applied for here. Comparisons with current comparative rent levels in Bangor would be important in this regard.
- 5.16 TAN 2 'Planning and Affordable Homes' (June 2006) by Welsh Government divides the term, affordable housing, into two sub-categories:
- **social rented housing** - provided by local authorities and registered social landlords where rents consider Welsh Government guideline rents and benchmark rents;
 - **intermediate housing** - where the prices or rents are higher than social housing rents but lower than the prices or rents on the open market. This may include shared equity schemes (for example, Help to Buy). Intermediate housing is different to low cost market housing, that the Government do not consider as affordable housing for land use planning system purposes.

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- 5.17 From information by the Housing Options Team, it is understood that social rent for 1 and 2 bedroom flats in the centre of Bangor (i.e. near the High Street) is approximately £80 - £85 per week or £320 - £340 per month.
- 5.18 No information has been submitted noting that the units are to be rented on a social basis and, therefore, it must be considered whether or not the units provide for the intermediate affordable market, i.e. households that are not eligible for social rented housing but cannot afford open market rents. Therefore, it is unlikely that these units will meet the requirements of the social rented market. In this regard, the Supplementary Planning Guidance 'Affordable Housing' (para. 3.3.4) notes that Private Rented Housing are units where the developer proposes to construct and manage affordable housing to rent without the Council or a Registered Social Landlord. Although the definition in TAN 2 notes that low cost market housing is not considered as affordable housing in land use planning system terms, it can be established whether or not market rent levels are aligned with levels deemed affordable in terms of intermediate rent. In this regard, it is noted that affordable rent levels will be determined in the context of private rent levels in an area.
- 5.19 Information from the Rent First - Intermediate Rent (2011) (Welsh Government) document notes that intermediate rent should be at an 80% level of the open market rents. This is the information used by Tai Teg. Information in the document (point 65) notes *"Providers may levy service charges, but the sum of service charges and rent must be at or below a target maximum of 80% of average private market rents for comparable properties in the relevant locality within the local authority area"*. It is noted *"Intermediate rents are to be charged within the Market Rent Envelope, calculated as the sum of service charges and rent, which must be at or below 80% of average private market rents for that local authority area and should also be targeted to be below the Local Housing Allowance"*.
- 5.20 It is noted that the Local Housing Allowance Rate for the North West Wales area for one bedroom units is £71.41 per week (£285.64 per month) and £91.43 per week for two bedroom units (£365.72 per month).
- 5.21 It is noted that these figures are low and comparative (per one and two bedroom units) to the information for social rent in Bangor as noted above. Therefore, it would make more sense to compare intermediate rent levels against comparative open market rent.
- 5.22 It is important to consider this against guidelines in the Supplementary Planning Guidance, namely that householders are expected to pay 25% or less of their gross income on rent for units described as affordable. What is important to establish is that rent levels are genuinely affordable bearing this information in mind and in terms of considering information on the area where the proposal is located.
- 5.23 In this respect, given the nature of Bangor, i.e. a Sub-regional Centre (as defined in the Joint Local Development Plan) which includes a number of wards, it is considered relevant to consider the median Bangor income in its entirety [namely, the wards of Deiniol, Dewi, Garth, Glyder, Hendre, Hiraël, Marchog and Menai (Bangor) on a joint basis] rather than the median income of the specific ward where the proposal is located, i.e. Deiniol in this case. It is noted that information for the Pentir ward has been omitted from the figures used for Bangor. This is on the basis that it includes areas which are outside Bangor that could affect the figure for the whole of Bangor.
- 5.24 Whilst it is noted that median income varies between wards, it is believed that the proposal needs to be considered in relation to Bangor in its entirety as a development

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in one location can serve the need within the entire city. There is an easy and natural movement between wards in Bangor and a suitable development of affordable price/rent in one area would serve the city region on a wider scale. It is understood that this is how the Housing Strategic Unit deals with such planning applications in Bangor.

5.25 It is believed that consistency is required and to not differentiate between the different wards in Bangor. The median income varies between wards which means that there is a difference between acceptable rent levels on the basis that 25% or less of their gross income is on rent for units described as affordable. It is believed that one cannot differentiate between different wards in Bangor given the nature of the settlement (i.e. as one location) and based on the proximity of wards to each other. It makes sense to consider the Bangor figure in its entirety and not to pick and choose what is affordable between individual wards.

5.26 Based on what is noted in paragraph 3.3.2 of Supplementary Planning Guidance 'Affordable Housing' (April 2019), householders are expected to pay 25% or less of their gross income on rent for units described as affordable, and the following is noted:

Median Bangor income (2018): £22,290

Based on this figure, the monthly and weekly income is noted as follows:

Monthly: $22,290 / 12 = £1,857.50$

Weekly: $22,290 / 52 = £429$

5.27 In considering this information in terms of the wording of the SPG, it is noted that householders are not expected to pay more than the following rent levels in order to ensure that they are affordable:

Monthly: $1,857.50 \times 0.25 = £464$

Weekly: $429 \times 0.25 = £107$

5.28 The rent values of similar flats from the Rightmove website on 7/2/20 are noted as follows: It is also noted what would be 80% of these rent levels, i.e. intermediate rent levels:

Location	Monthly Rent	Number of bedrooms	80% of the rent
Garth Road	£525	1	£420
Former Tabernacl Chapel	£736	2	£589
Y Bae	£875	2	£700
Former Chapel, Garth Road	£918	2	£734
Garth Road	£1214	2	£971
Glanrafon	£695	2	£556

5.29 Therefore, it is believed that it is important to consider the proposed rent levels against the above information taking into account whether or not they are acceptable in terms of providing an affordable rent level.

5.30 In considering whether or not the proposed rent levels can be considered as affordable, it is believed that they need to be considered in terms of intermediate rent rather than

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social rent. A consideration of the values against the figure of £464 per month for Bangor, which derives from the SPG, would be important, along with consideration against the comparative rent levels in Bangor.

- 5.31 Therefore, to summarise, and although only one affordable unit is required to be provided as part of the application for six living units, it is considered that the rent of five of the six units is affordable anyway, without the need to control this further by means of a planning condition.

Educational matters and open spaces/play areas

- 5.32 The relevant policy within the context of educational contributions for residential developments is Policy ISA 1 of the LDP. It is also pertinent to consider the content of the SPG: Housing Developments and Educational Provision in discussing this application. In this case, the Joint Planning Policy Unit confirmed that since the proposed units are all flats, there would be no need to consider a contribution in respect of educational provision. There is no requirement to include open spaces / play areas as part of this application, as it falls below the threshold of 10 new units or more as defined within the SPG: Open Spaces in Residential Developments.

Linguistic and Community Matters

- 5.33 Since there is no intention for this proposal to provide more units than the indicative housing provision, there is no need for the applicant to submit a Language and Community Statement in compliance with the requirements of Policy PS 1 of the LDP.

Biodiversity Matters

- 5.34 The potential for bats to be present on the site is low, and there was no need to submit a wildlife report as part of the application. Nevertheless, there is a green area to the rear of the site, and it is suggested that a condition be imposed to regulate building work outside the breeding season (May to September) and to stop work immediately if any bats were to be discovered, and in this regard it is felt that the proposal complies with the relevant policy, which is AMG 5 of the LDP.

6. Conclusions:

- 6.1 Having considered this assessment and all the relevant matters, including the update on the rent situation, along with the local and national policies and guidance, it is considered that this proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 To approve in accordance with the following conditions:

1. Five years
2. In accordance with the plans
3. Agreement on external materials
4. No windows to be installed apart from those shown
5. Welsh Water Sewerage
6. Work to commence outside the breeding season (May-September)
7. Provision of a bin store prior to the units being occupied, to be retained for that purpose.



Rhif y Cais / Application Number :

C19/0443/11/CR

C19/0444/11/LL

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





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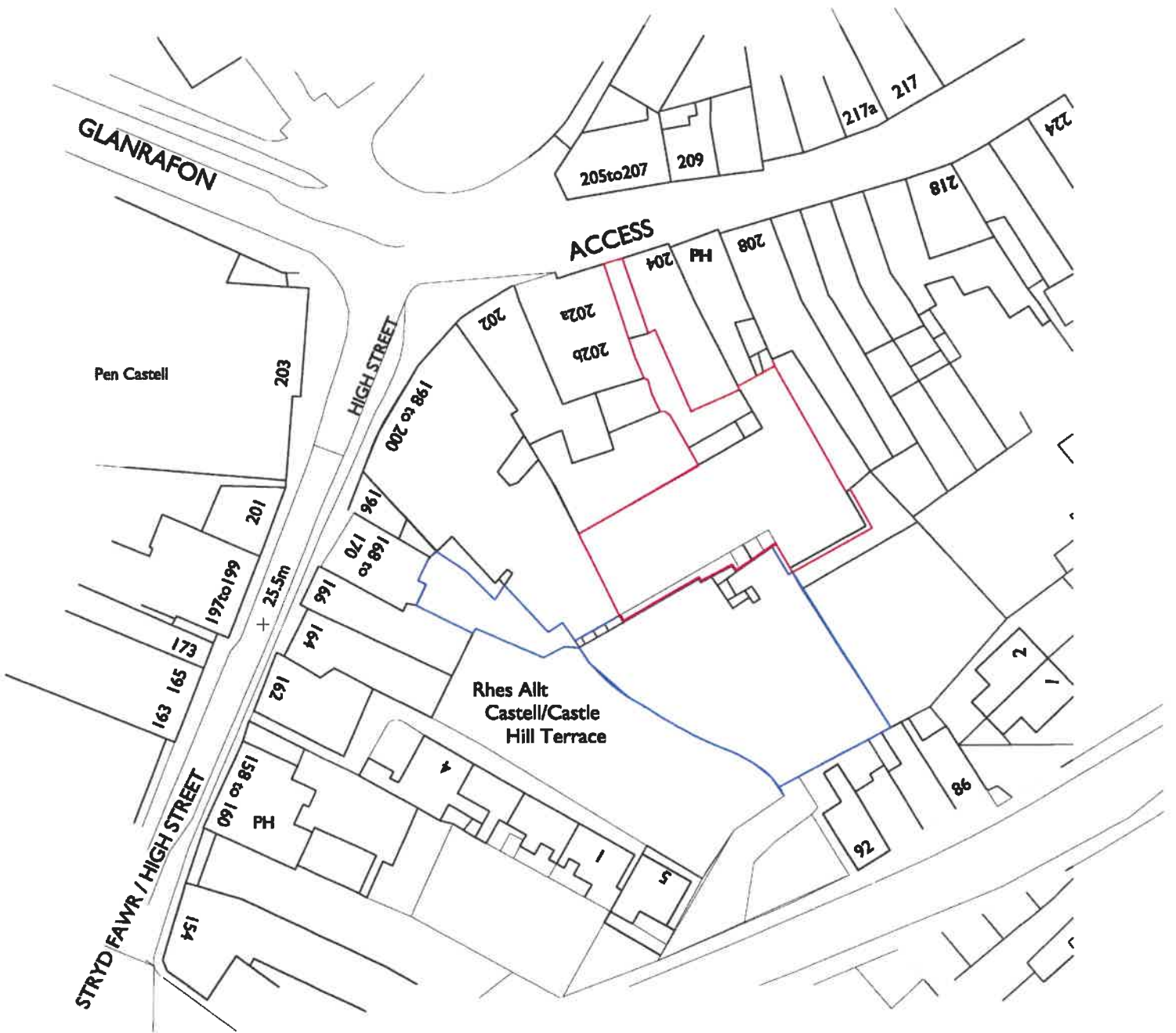
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 E-mail: info@russellhughes.co.uk



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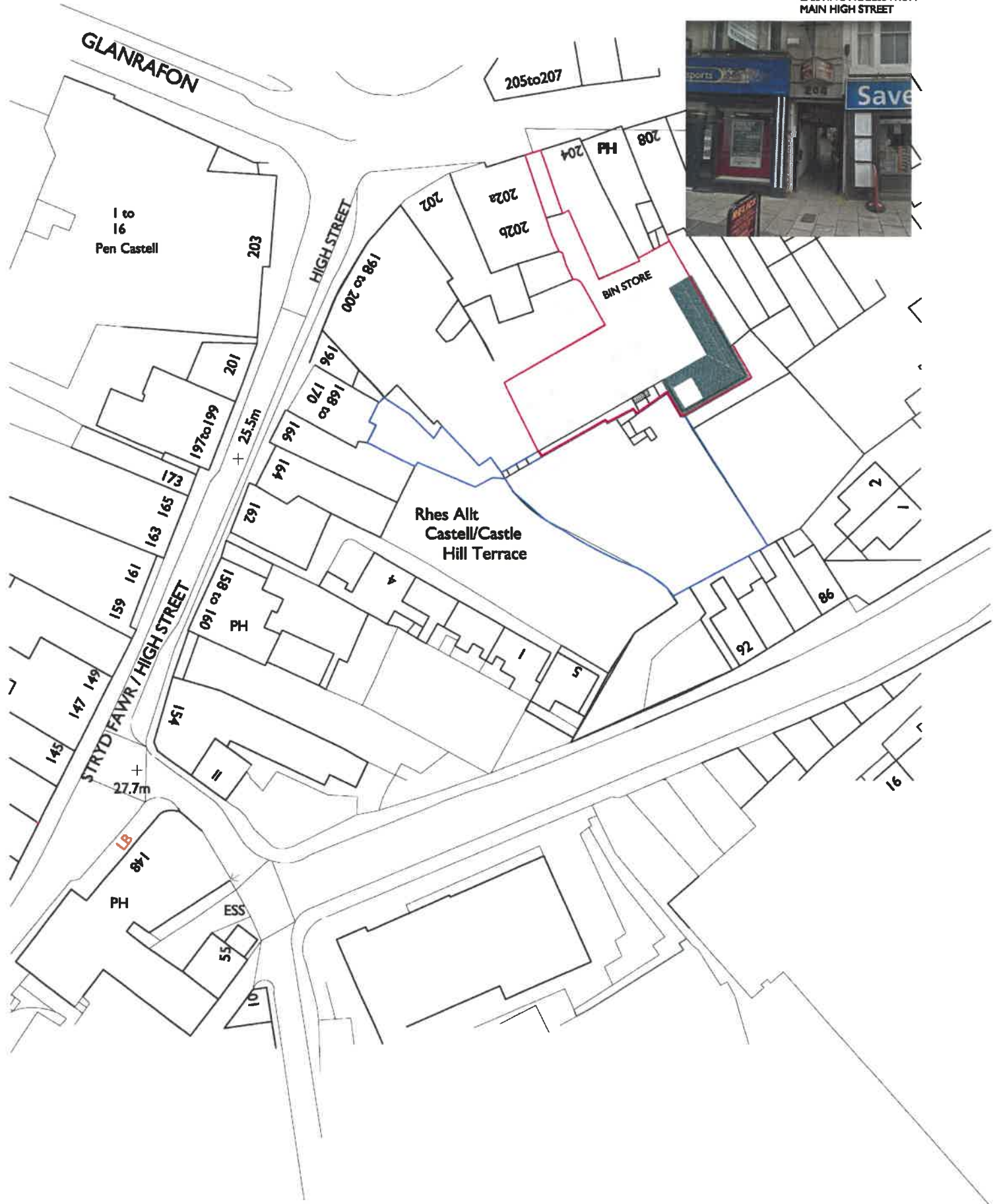
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BANGOR
Drafted - Drawing
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July 2018

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planning & architecture

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EXISTING ACCESS FROM
MAIN HIGH STREET



Yn eiddo a ddiwyllir yn eiddo gwerthfawr a dim gwerthfawr
O'u ym gwmwl - gwybodaeth
Dda i'w gweld i'w gweld
I'w ddiwyllir - mae.
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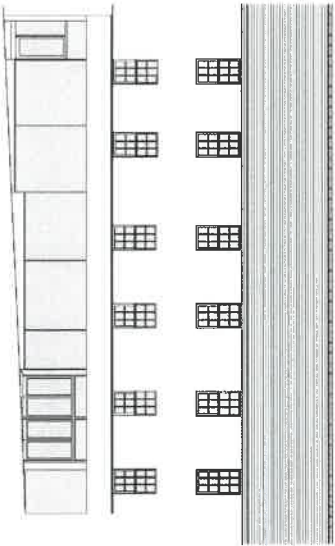
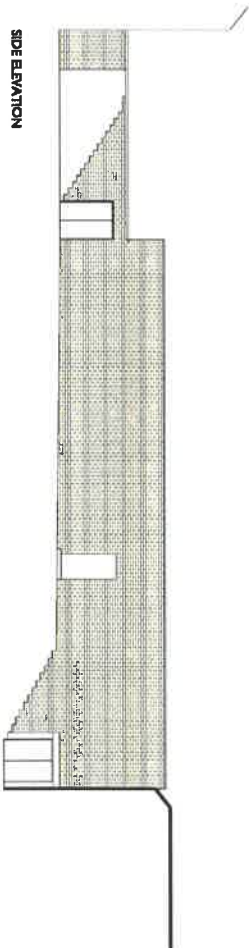
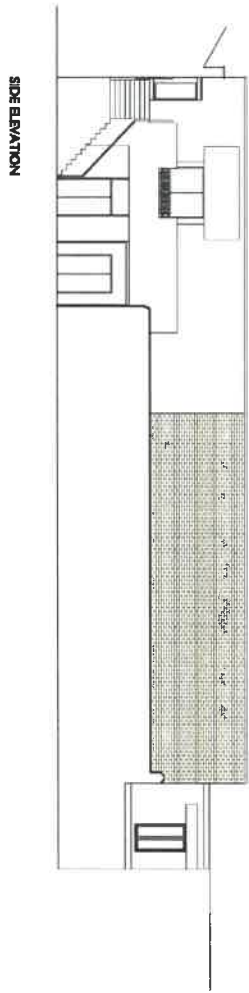
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**DEBENHAMS,
BANGOR**
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PROPOSED SITE PLAN

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Dda i'w gweld i'w gweld
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FRONT ELEVATION

Plwydded a ddyfyniad masnachol gwrthodol o'r y dyfyniad hwn
 O'r ym atdaliad - gwybodaeth
 Do not scale from this drawing
 If in doubt - ask
 Nodyn dyfyniad hwn ym hanesyddol Ffynondd Llywodraeth ac at
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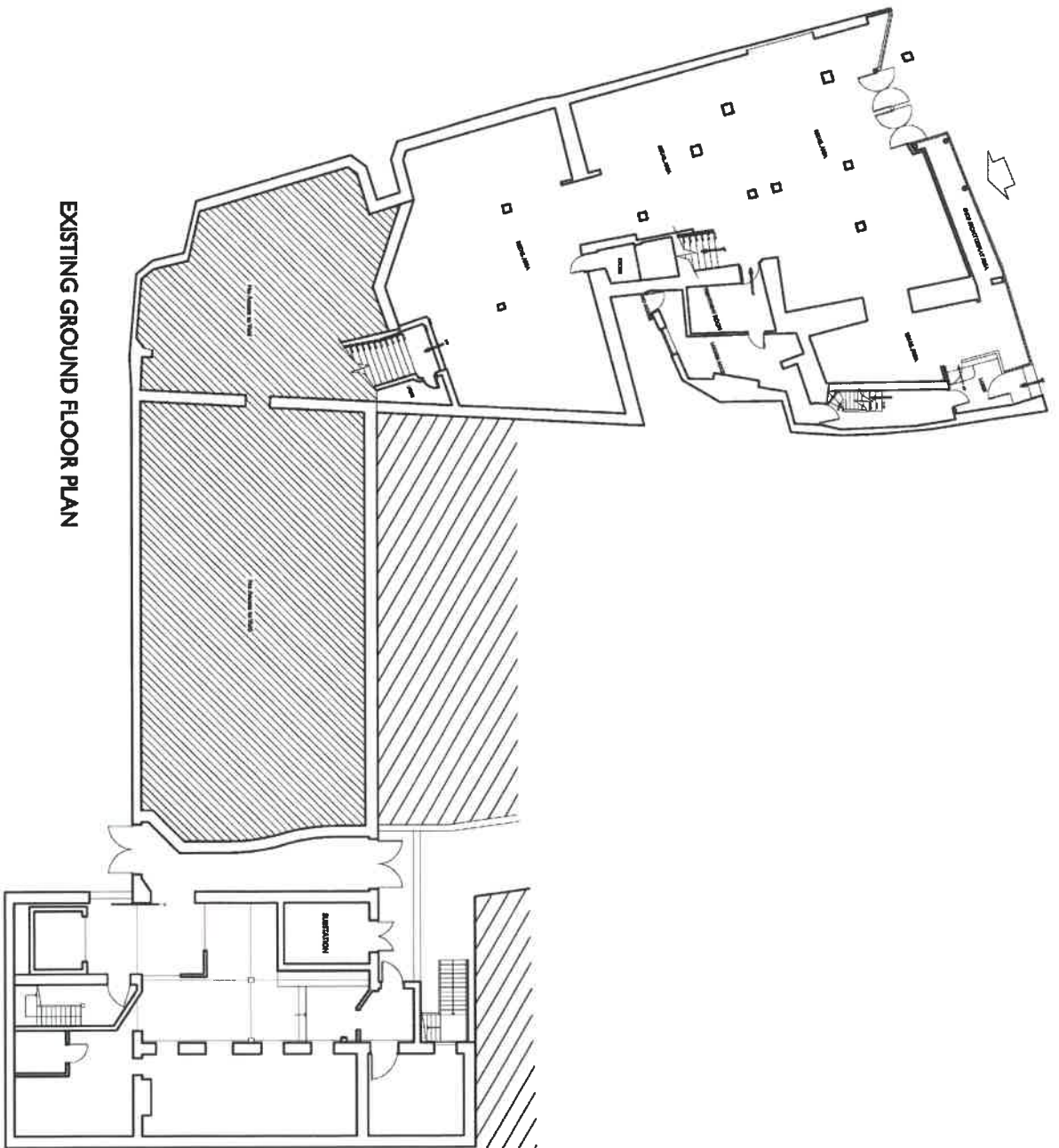
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EXISTING ELEVATIONS

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July 2018



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EXISTING GROUND FLOOR PLAN

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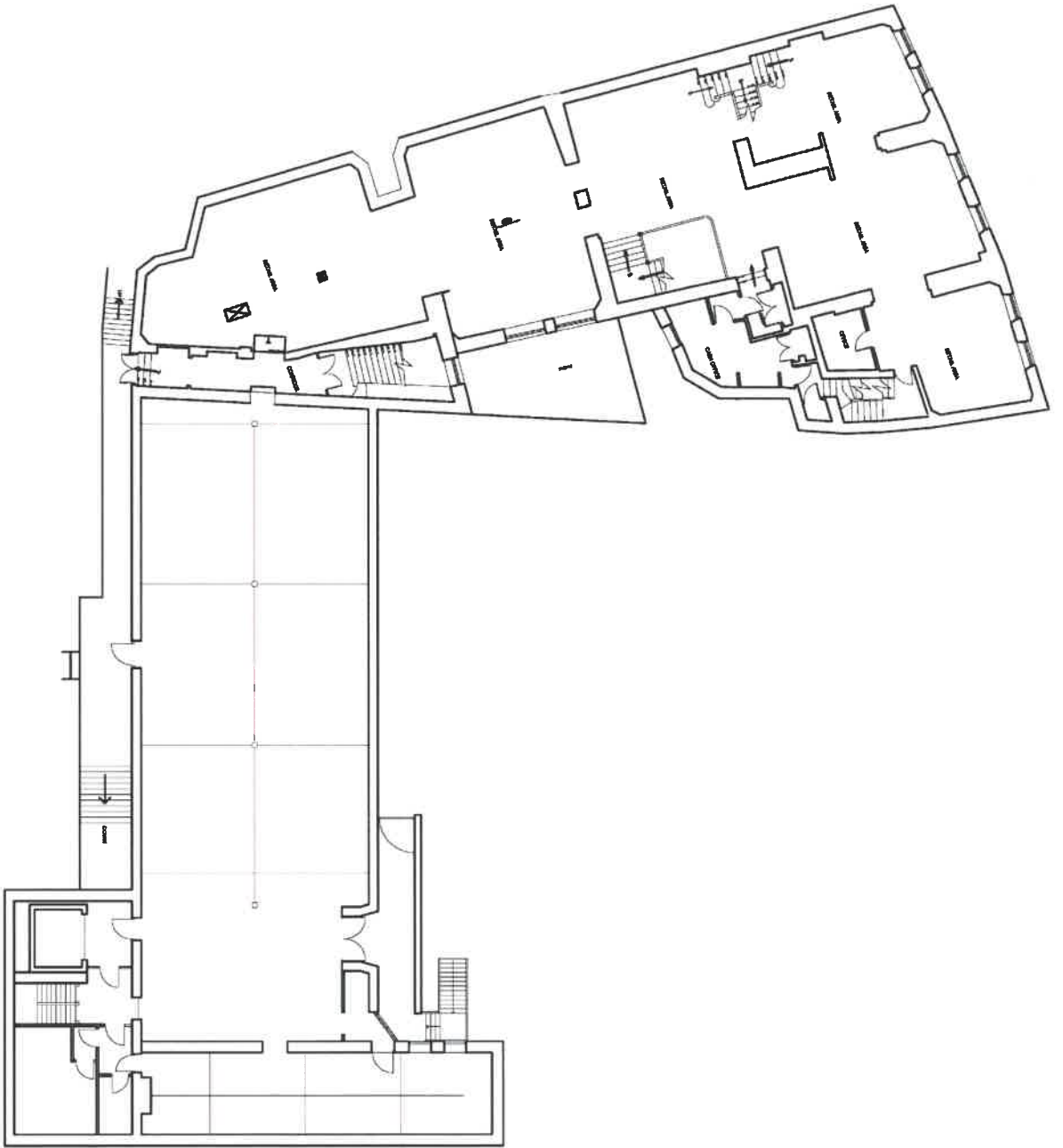
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EXISTING FIRST FLOOR PLAN

Peirwys a ddyfnydd iwrddysidus gweddi oeddi ar y ddyfnydd
 O'n yrru arddu - dyfnydd
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 Rhai o ddyfnydd hysbysu Rhyswrth Rhyswrth
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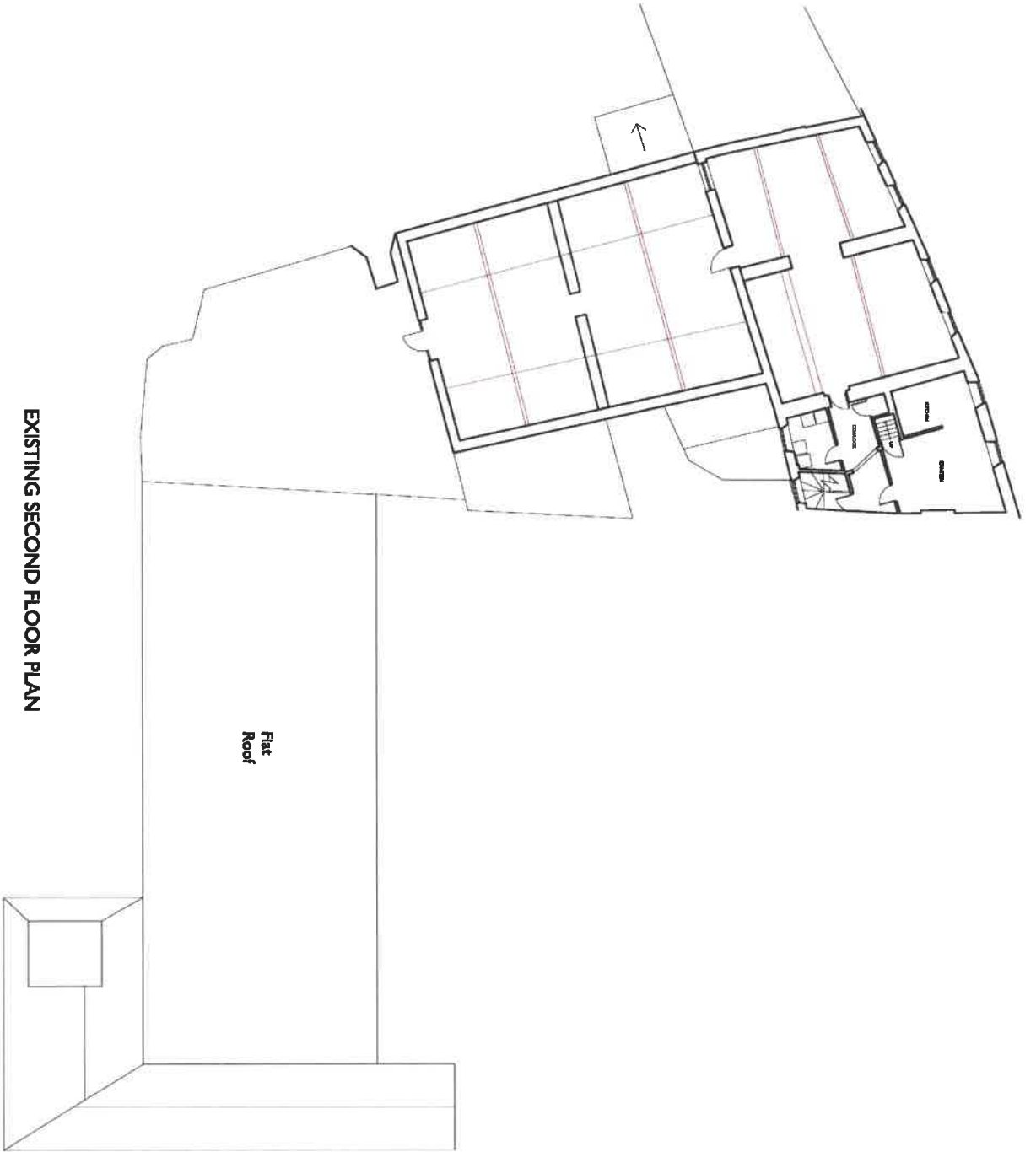
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 E-mail: info@russellhughes.co.uk



EXISTING SECOND FLOOR PLAN

Flat
Roof

Plwydd a ddywydd masnachol gwyddu oallw ar y ddiwyddion
O'r ym arddal - gwyddion
Do not scale from this drawing
If in doubt - ask
Plan's original from ym masnachol masnachol masnachol
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Nawddsylw - Architects

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**DEBENHAM'S,
BANGOR**

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EXISTING SECOND FLOOR PLAN

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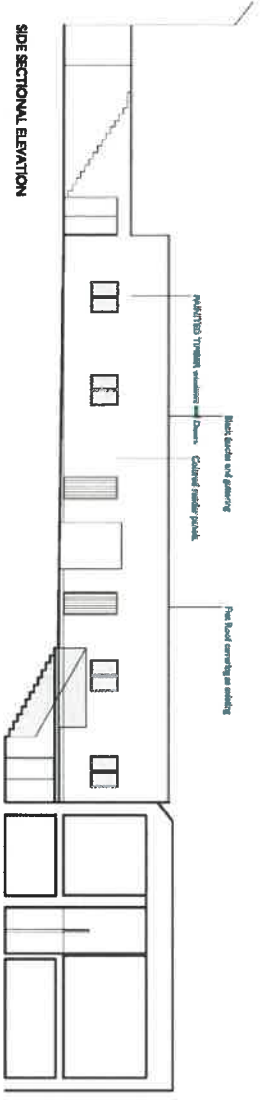
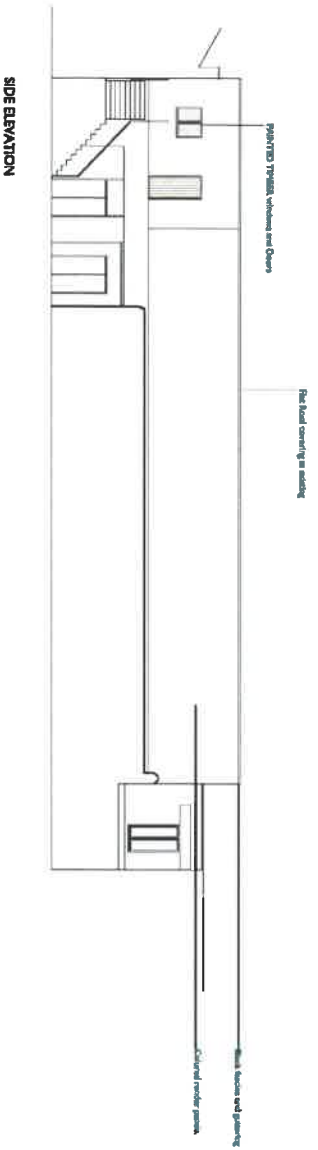
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Dyddiad - Date

July 2018



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Fax: 01248 750600
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 Os ydych chi - 80/11/17/18
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 Rhai o deirnyddion ydych chi'n hysbysu'r Rheolwr Llywodraethol
 Chwarae oed a deirnyddion ydych chi'n hysbysu'r Rheolwr Llywodraethol
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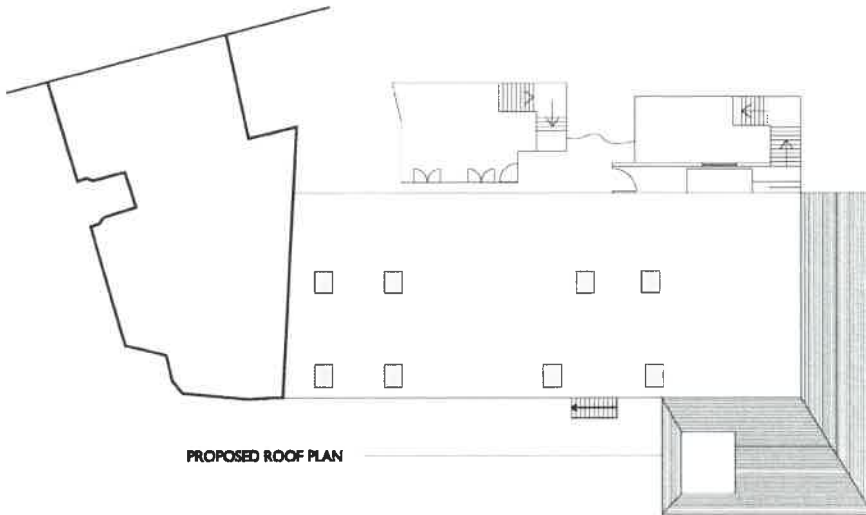
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PROPOSED ELEVATIONS

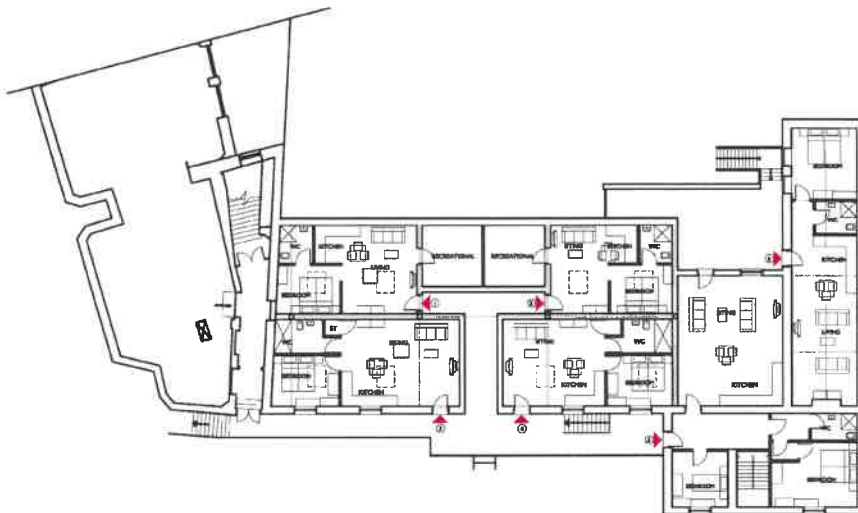
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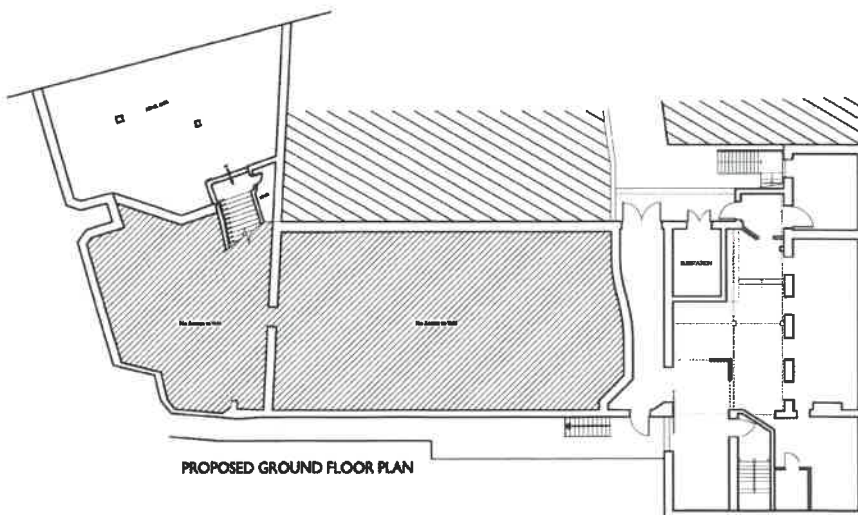
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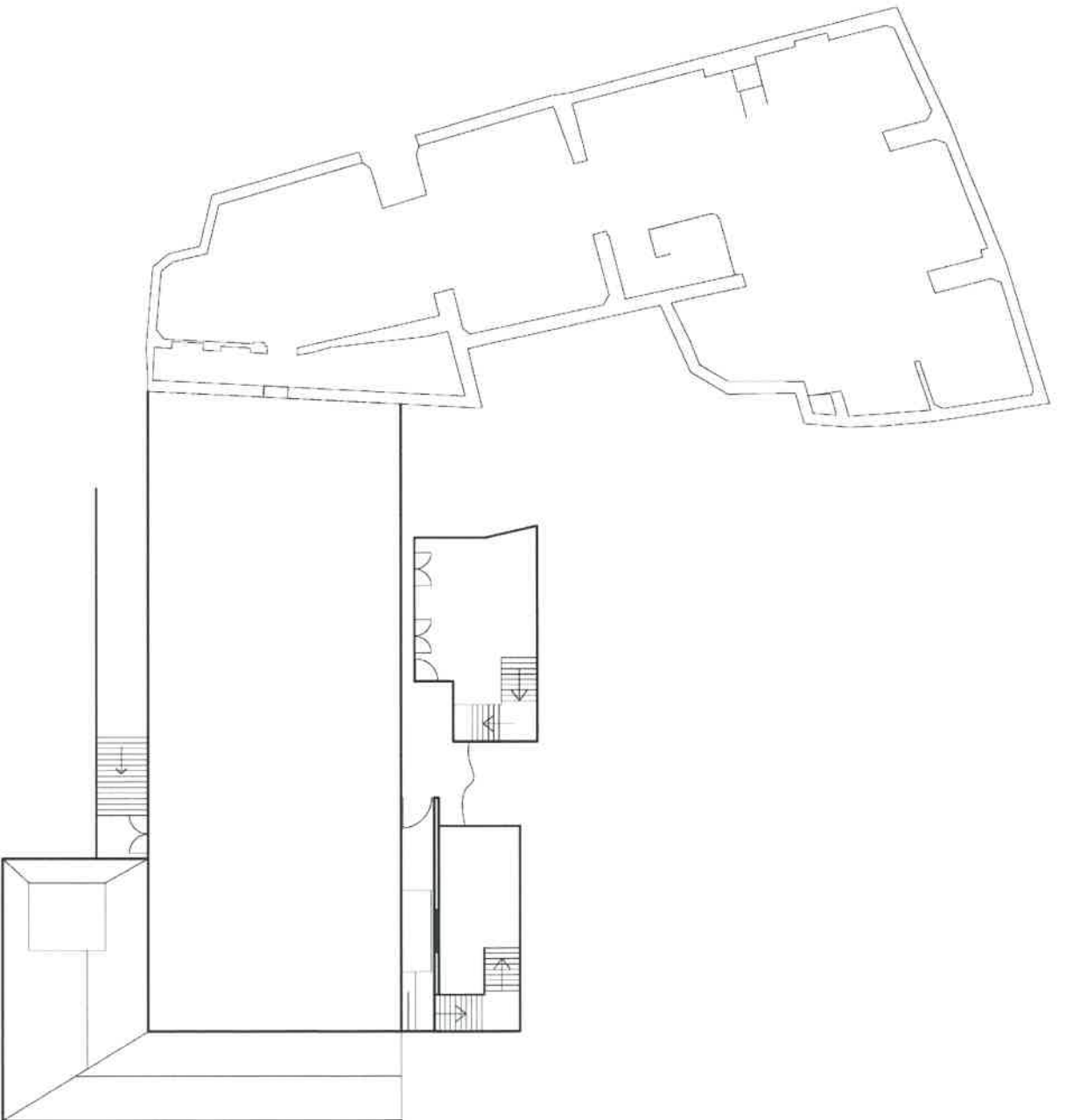
PROPOSED ROOF PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



Plwydd a chyfrif masnachol gwyddu oddi ar y gylchod hon
 Os ydych chi - gwybodaeth
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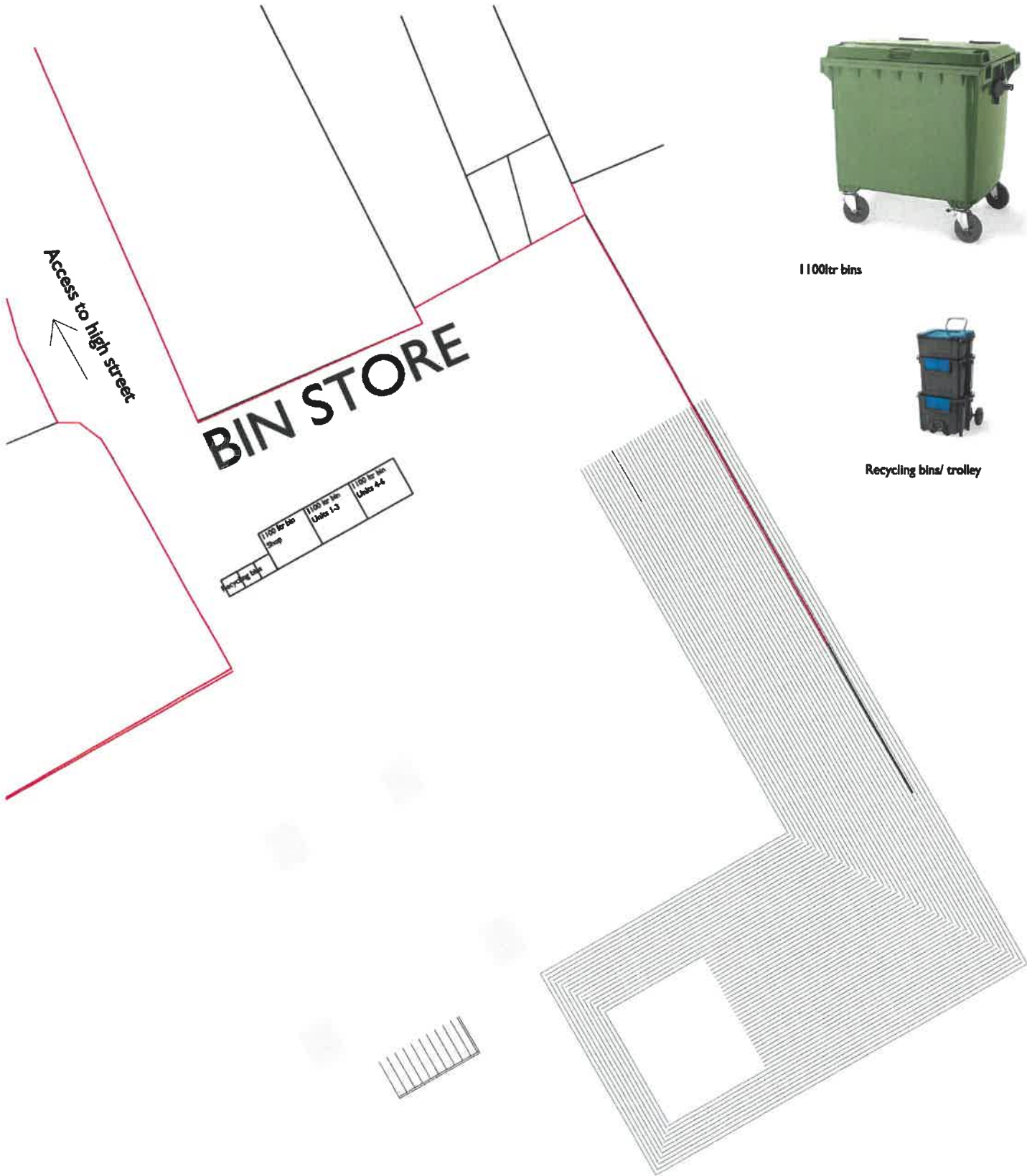
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EXISTING ATTIC AND ROOF FLOOR PLAN

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1:200 @ A3
 Dynodol - Date
July 2018



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1100ltr bins



Recycling bins/ trolley

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Handwritten - Annotations

Cyflwr - Job
**198-200 HIGH STREET,
 BANGOR**
 : Dyluniad - Drawing
PROPOSED BIN STORE

Page 36

RHW Sgubol - Drawing No
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 Dyluniad - Date
May 2019

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PLANNING COMMITTEE	DATE: 02/03/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

Number: 2

Application Number: C19/0995/11/LL

Date Registered: 25/10/2019

Application Type: Full - Planning

Community: Bangor

Ward: Deiniol

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

Location: 233-235, High Street, Bangor, LL57 1PA

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

1.1 Members will recall that this application was deferred at the January 2020 Committee in order to receive additional information regarding the rental prices of the living units, and specifically the affordable units which are to be provided as part of the proposal.

1.2 In order to remind Members, this is a full application to revoke condition 3 of planning permission C19/0323/11/LL which restricts two out of the eight units as affordable units. The condition states:-

‘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 2 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.’*

1.3 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. On these grounds, a planning condition was imposed to agree on a plan to provide and ensure that two out of the eight units were affordable initially and in the long-term.

1.4 In order to support the application, the following documents were submitted:- A Supporting Planning Statement, Viability Assessment Proforma, Property Valuation Report from a competent Chartered Surveyor company, as well as quotations for undertaking the conversion work.

1.5 The site is located on the High Street in Bangor and the associated planning permission is application number C19/0323/11/LL, which related to converting the first and second floors of the building into residential units. The Committee approved this application in July 2019.

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.

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2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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

Policy PS18 - affordable housing

Policy TAI15 - threshold of affordable housing and their distribution

Supplementary Planning Guidance (SPG): Affordable Housing (2019).

2.4 **National Policies:**

The Welsh Government Circular 016/2014 - The Use of Planning Conditions for Development Management.

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

Planning Policy Wales, Edition 10 (2018).

3. **Relevant Planning History:**

3.1 Planning application number C19/0323/11/LL - convert the first and second floors of the building into residential units, approved in July 2019.

4. **Consultations:**

Community/Town Council:	Object on the grounds that no material changes have been made which would allow for the discharge of this condition. There is a real need for affordable housing in Bangor and the original application was approved based on this need.
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Strategic Housing Unit:	In this case, confirmation was received of the open market price of the affordable housing that are based on the requirements of the Red Book (2017) of £60,000 and if the Local Planning Authority agrees with this price (considering that it is based on the requirements of the Red Book), it should be noted that this price is lower than the affordable level for the area and consequently, they would not require a discount.
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Tai Teg:	No response
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Public Consultation: A notice was posted on the site and the advertisement period has expired but no response was received from the public to this proposal following this statutory notification period.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy PS18 of the LDP states that opportunities have been identified within the LDP to provide a minimum of 1,572 new affordable housing units in Gwynedd. Policy TAI 15 states that there will be a need to ensure an appropriate level of affordable houses in the Plan's area and housing developments will be expected to make a contribution towards affordable housing in accordance with the threshold figures included in the LDP itself. In the Bangor Sub-regional Centre, the threshold for providing affordable housing is two units or more and in order to comply with this policy, the previous application included two affordable units (out of a total of eight). This was the justification for imposing the condition referred to in this application.
- 5.2 Criterion number (iii) of Policy TAI15 outlines the circumstances where the proposed provision of affordable units in a plan can be lower than the policy's requirements. This particular criterion states that where the viability of individual schemes fall short of the policy requirements specified, the onus will be on the applicant/developer to clearly demonstrate in a viability assessment pro-forma the circumstances justifying a lower affordable housing contribution.
- 5.3 In this case, the applicant has submitted information which includes a viability assessment proforma, Property Valuation Report from a competent Chartered Surveyor company along with quotations for undertaking the conversion work. The applicant has presented an argument regarding the viability of the proposal and also, critically, he has submitted the open market price for the units. Normally, this information is submitted with the application to convert or build and this is considered early in the process. Occasionally, in particular in town centre locations or less favourable locations, the open market prices presented show that the unit price is affordable in any case, without a further discount by means of a condition or 106 Agreement (subject to the situation). The applicant submitting the first application did not act in this way, and instead stated that he would accept the condition in order for this to be considered after permission was granted.
- 5.4 In order to support this application to revoke the condition, an assessment of the value of the units was also presented by a company of Chartered Surveyors, based on the requirements of the Red Book (2017). The open market value of the units would vary from £45,000 to £60,000 and the monthly rent of the units would vary between £425.00 and £475.00. Appendix 4 of the SPG: Affordable Housing document, regarding the prices anticipated for intermediate housing for sale in the Deiniol ward in Bangor (2018), confirms that the value of an intermediate house is £67,876, which means that the proposed units are within reach of occupiers on a moderate salary. The open market prices of the units are naturally restricted due to the nature and scale of the site and the size of the units themselves. The Council's Strategic Housing Unit has confirmed that the valuation of the proposed residential units is lower than the affordable price level (intermediate) for the Deiniol ward in Bangor. Therefore, when considering the open

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market value of the residential units, the proposal would provide affordable units even without a further restriction by means of a condition or 106 Agreement.

- 5.5 Considering the information submitted by the applicant, it is believed, in this case, that sufficient evidence has been submitted to justify the revocation of condition 3 of planning permission C19/0323/11/LL in relation to submitting details for the two affordable units, based on the open market value of the affordable units themselves. If this information would have been submitted with the original application, it is not considered that such a condition would have been imposed as it would not have been necessary to do so to ensure a provision of affordable units, i.e. based on their open market price, they would be affordable in any case.
- 5.6 Therefore, when considering this application to revoke the condition, the general criteria for the validity of planning conditions must be considered. The Welsh Government Circular 016/2014 - The Use of Planning Condition for Development Management states that ' In addition to the Courts, the Welsh Government considers that conditions should be necessary, precise and enforceable, ensuring that they are effective and do not make unjustifiable demands of applicants. Conditions should only be imposed where they satisfy all of the tests...

In summary, conditions should be:

- (i) necessary;
- (ii) relevant to planning;
- (iii) relevant to the development to be permitted;
- (iv) enforceable;
- (v) precise; and
- (vi) reasonable in all other respects.'

- 5.7 As already explained above, as the applicant has proved that the units would be affordable in any case (and as the Strategic Housing Unit has confirmed this), it is not considered that the condition meets the necessary tests noted above. Specifically, the condition is not necessary or reasonable in order to secure affordable units as all the units (8 in total) will be affordable in any case.

Update following deferral of the application in order to receive more information on the rental prices of the affordable units.

- 5.8. The agent submitted further information regarding this matter and the following was highlighted in particular:
- The provision of two affordable units is required within the development and to this end, it was confirmed that units 4 and 8 within the development would be offered on a rent of £425 per month.
 - It is considered that these rental prices are affordable in terms of SPG requirements and the relevant TAN bearing in mind that the price of £425 per month is very close to 25% of the median Deiniol ward salary.
 - Reducing the rent would further reduce the value and this would have the potential to make the scheme inviable.
 - Intervention in a low value market development can affect interest and investment from developers which would affect the regeneration of the High Street in Bangor and other centres and also bring higher floors (that are often unsuitable for commercial use) back into use.

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- It is considered that it is not possible to justify controlling the affordability of the two affordable units further as it is obvious that they are affordable in the first place.
 - It is considered that there is no evidence or planning grounds to support this and that it would be possible to argue the case on appeal.
- 5.9 The Joint Planning Policy Unit was consulted in order to receive more information on the rent situation. They confirmed that paragraph 3.3.2 of Supplementary Planning Guidance 'Affordable Housing' (April 2019) states that householders are expected to pay 25% or less of their gross income on rent for units described as affordable.
- 5.10 In considering the affordability of the proposed rent levels, it is important to compare them with income levels in Bangor. In this respect, comparing the rent levels with the median Bangor income would give a picture of how affordable the proposed rent levels are given the requirement of the Supplementary Planning Guidance.
- 5.11 It is also important to consider what type of units are affordable to rent, of which are applied for here. Comparisons with current comparative rent levels in Bangor would be important in this regard.
- 5.12 TAN 2 'Planning and Affordable Homes' (June, 2006) by Welsh Government divides the term, affordable housing, into two sub-categories:
- **social rented housing** - provided by local authorities and registered social landlords where rents consider Welsh Government guideline rents and benchmark rents;
 - **intermediate housing** - where the prices or rents are higher than social housing rents but lower than the prices or rents on the open market. This may include shared equity schemes (for example, Help to Buy). Intermediate housing is different to low cost market housing, that the Welsh Government do not consider as affordable housing for land use planning system purposes.
- 5.13 From information by the Housing Options Team, it is understood that social rent for 1 and 2 bedroom flats in the centre of Bangor (i.e. near the High Street) is approximately £80 - £85 per week or £320 - £340 per month.
- 5.14 No information has been submitted noting that the units are to be rented on a social basis and, therefore, it must be considered whether or not the units provide for the intermediate affordable market, i.e. households that are not eligible for social rented housing but cannot afford open market rents. Therefore, it is unlikely that these units will meet the requirements of the social rented market. In this regard, the Supplementary Planning Guidance 'Affordable Housing' (para. 3.3.4) notes that Private Rented Housing are units where the developer proposes to construct and manage affordable housing to rent without the Council or a Registered Social Landlord. Although the definition in TAN 2 notes that low cost market housing is not considered as affordable housing in land use planning system terms, it can be established whether or not market rent levels are aligned with levels deemed affordable in terms of intermediate rent. In this regard, it is noted that affordable rent levels will be determined in the context of private rent levels in an area.
- 5.15 Information from the Rent First - Intermediate Rent (2011) (Welsh Government) document notes that intermediate rent should be at an 80% level of the open market rents. This is the information used by Tai Teg. Information in the document (point 65) notes "*Providers may levy service charges, but the sum of service charges and rent*

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must be at or below a target maximum of 80% of average private market rents for comparable properties in the relevant locality within the local authority area". It is noted "Intermediate rents are to be charged within the Market Rent Envelope, calculated as the sum of service charges and rent, which must be at or below 80% of average private market rents for that local authority area and should also be targeted to be below the Local Housing Allowance".

- 5.16 It is noted that the Local Housing Allowance Rate for the North West Wales area for one-bedroom units is £71.41 per week (£285.64 per month) and £91.43 per week for two-bedroom units (£365.72 per month).
- 5.17 It is noted that these figures are low and comparative (per one and two-bedroom units) to the information for social rent in Bangor as noted above. Therefore, it would make more sense to compare intermediate rent levels against comparative open market rent.
- 5.18 It is important to consider this against guidelines in the Supplementary Planning Guidance, namely that householders are expected to pay 25% or less of their gross income on rent for units described as affordable. What is important to establish is that rent levels are genuinely affordable bearing this information in mind and in terms of considering information on the area where the proposal is located.
- 5.19 In this respect, given the nature of Bangor, i.e. A Sub-regional Centre (as defined in the Joint Local Development Plan) which includes a number of wards, it is considered relevant to consider the median Bangor income in its entirety [namely, the wards of Deiniol, Dewi, Garth, Glyder, Hendre, Hiraël, Marchog and Menai (Bangor) on a joint basis] rather than the median income of the specific ward where the proposal is located, i.e. Deiniol in this case. It is noted that information for the Pentir ward has been omitted from the figures used for Bangor. This is on the basis that it includes areas which are outside Bangor that could affect the figure for the whole of Bangor.
- 5.20 Whilst it is noted that median income varies between wards, it is believed that the proposal needs to be considered in relation to Bangor in its entirety as a development in one location can serve the need within the entire city. There is an easy and natural movement between wards in Bangor and a suitable development of affordable price/rent in one area would serve the city region on a wider scale. It is understood that this is how the Housing Strategic Unit deals with such planning applications in Bangor.
- 5.21 It is believed that consistency is required and to not differentiate between the different wards in Bangor. The median income varies between wards which means that there is a difference between acceptable rent levels on the basis that 25% or less of their gross income is on rent for units described as affordable. It is believed that one cannot differentiate between different wards in Bangor given the nature of the settlement (i.e. as one location) and based on the proximity of wards to each other. It makes sense to consider the Bangor figure in its entirety and not to pick and choose what is affordable between individual wards.
- 5.22 Based on what is noted in paragraph 3.3.2 of Supplementary Planning Guidance 'Affordable Housing' (April 2019), householders are expected to pay 25% or less of their gross income on rent for units described as affordable, and the following is noted:
- Median Bangor income (2018): £22,290
- 5.23 Based on this figure, the monthly and weekly income is noted as follows:

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Monthly: 22,290 / 12 = £1,857.50

Weekly: 22,290 / 52 = £429

- 5.24 In considering this information in terms of the wording of the SPG, it is noted that householders are not expected to pay more than the following rent levels in order to ensure that they are affordable:

Monthly: 1,857.50 x 0.25 = £464

Weekly: 429 x 0.25 = £107

- 5.25 The rent values of similar flats from the Rightmove website on 7/2/20 are noted as follows: It is also noted what would be 80% of these rent levels, i.e. intermediate rent levels:

Location	Monthly Rent	Number of bedrooms	80% of the rent
Garth Road	£525	1	£420
Former Tabernacl Chapel	£736	2	£589
Y Bae	£875	2	£700
Former Chapel, Garth Road	£918	2	£734
Garth Road	£1214	2	£971
Glanrafon	£695	2	£556

- 5.26 Therefore, it is believed that it is important to consider the proposed rent levels within the application against the above information taking into account whether or not they are acceptable in terms of providing an affordable rent level.

- 5.27 In considering whether or not the proposed rent levels can be considered as affordable, it is believed that they need to be considered in terms of intermediate rent rather than social rent. A consideration of the values against the figure of £464 per month for Bangor, which derives from the SPG, would be important, along with consideration against the comparative rent levels in Bangor.

- 5.28 Therefore, to conclude, it is considered that the rent of both affordable units noted as £425 each is affordable in the context of the median Bangor income and SPG requirements which state that householders are expected to pay 25% or less of their gross income on rent for units described as affordable. As the rent of all units (8) vary between £425 and £475 it is also very likely that more than two of the units could be considered as low cost market housing.

6. Conclusions:

- 6.1 Having considered the above assessment along with observations received as a result of the statutory consultation process and further discussions held following the deferral, it is believed that the units are affordable in terms of sale price and rental price with no further restriction on the price by means of a planning condition. It is therefore considered that the application is acceptable on the grounds of the requirements of relevant local and national policy and guidance and is subject to the inclusion of the following condition.

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7. Recommendation:

7.1 To approve - condition:-

1. Need to comply with the remaining conditions of planning permission number C19/0323/11/LL.



Rhif y Cais / Application Number : C19/0995/11/LL

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



PLANNING COMMITTEE	DATE: 02/03/2020
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Number: 3

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: 02/03/2020
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1. Description:

1.1 This application was deferred at the Planning Committee held on 10/2/20 in order to be able to hold a site visit; obtain more information about the method of screening the access from adjacent housing; in order to receive more information about the management of the site, and also to hold a meeting to discuss the principles of the application with the Local Member.

1.2 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.

1.3 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 Segontiwm, 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.

1.4 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.

1.5 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

1.6 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.

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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.**

- 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

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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.

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.

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- 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.
- 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

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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.

By the Committee date, a meeting will have been held with the Local Member and the relevant officers in order to discuss the principles of the proposal.

5.4 The applicant has provided additional information which reiterates the information available in the application and which explains the site management (as the Committee Members had asked for in their meeting on 10/2/20). Specifically, it is noted that the applicant further explains the application by stating:

‘The development concept for the site is as follows:

- *Creation of 4 single-storey one bedroom Social Housing Pods for residential use to attempt to meet the specific housing need for short-term / medium-term accommodation for vulnerable single individuals. The Pods are designed to be green and sustainable, with very low running costs in order to tackle the increasing problem of fuel poverty in Gwynedd.*
- *The site is designed in a sympathetic manner to the local area, with designated access and a fixed boundary from the rest of the site.*

The demand for single person accommodation is high in Gwynedd (127 in 2018/19) and, to a large extent, the existing supply is unaffordable in the primary urban settlement areas in north Wales (the Arfon area). 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 need.

A lack of sufficient accommodation supply has led to temporary arrangements being made at a high cost for the Authority by individuals in emergency housing, such as B&Bs or in the private sector. These current arrangements do not facilitate engagement with the client or encourage progression for more sustainable tenancies.

Gwynedd Council will attempt to work alongside a local registered social landlord who would lead on the management of the new pods. Clients placed in the pods would receive a comprehensive support pack to empower and aid them to rebuild their lives before they move on to establish more stable tenancies. Final allocation decisions would remain with the Local Authority to ensure that the pods are allocated to the clients with the greatest need.

The location would provide stability and would enable support and strict management by professional officers within the Council and Housing Associations. Local Housing Associations and Caernarfon Town Council support the application.

This application has received national recognition and full support from Welsh Government, as it responds to the housing needs of Gwynedd residents in an innovative and sustainable manner.

If the application is unsuccessful, a substantial financial investment to the plan by Welsh Government would be withdrawn and redistributed to other Councils in Wales.’

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

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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 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

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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.
- 5.14 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. Additionally, the Committee has asked for more information on the method of screening the access from adjacent housing and it is trusted that this information will have been confirmed by the applicant by the date of the Committee. 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.

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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.

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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 recommendations 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 Pendalar and Canolfan

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Segontium and all the associated resources, it is necessary to ensure that further developments do 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 to advertise the application, and nearby residents were informed. Consequently, 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.

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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.

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:

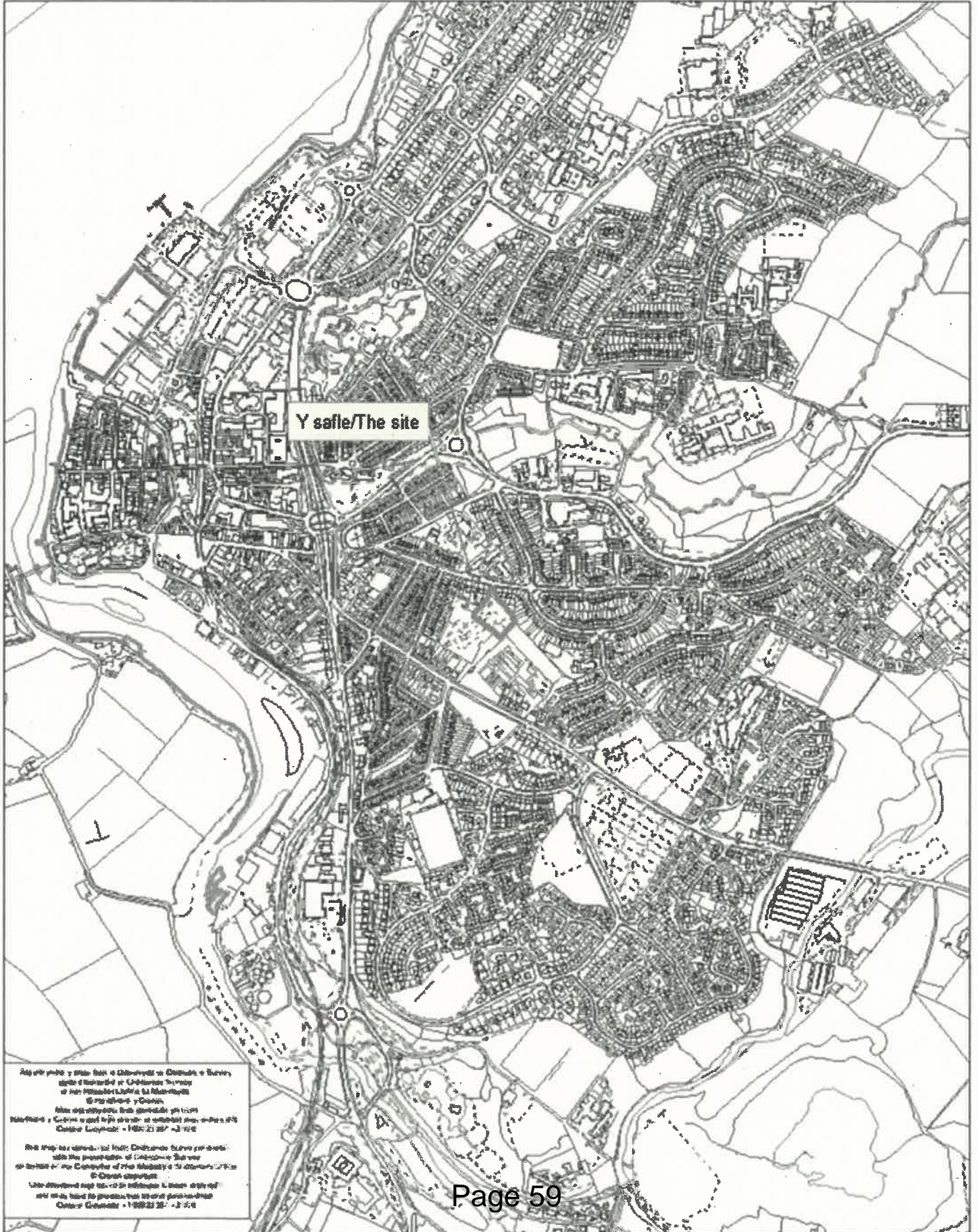
Welsh Water

SUDS

Highways



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 Threigl
 yn ôl y rheolwyr a Llywodraeth Gwynedd
 a'r Cynllunwr Llywodraeth Gwynedd
 © Cynllunwr Llywodraeth Gwynedd
 Dim hysbysu i'r Cynllunwr Llywodraeth Gwynedd
 os ydych chi'w hysbysu i'r Cynllunwr Llywodraeth Gwynedd
 Cynllunwr Llywodraeth Gwynedd • 1999/2007 • 2/1/16

Dim hysbysu i'r Cynllunwr Llywodraeth Gwynedd
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 © Cynllunwr Llywodraeth Gwynedd
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 os ydych chi'w hysbysu i'r Cynllunwr Llywodraeth Gwynedd
 Cynllunwr Llywodraeth Gwynedd • 1999/2007 • 2/1/16



CLIENT/CUSTOMER:

NOTADAU/NOTES



Extent of re-development



Extent of Segontium site

CYMRU GWYBODAETHO
ADAM-PRYDEDDO
2.1 N&I 278
N&I GWYBODAETHO OAC
LLEWELYN GWYBODAETHO
HYTRAC

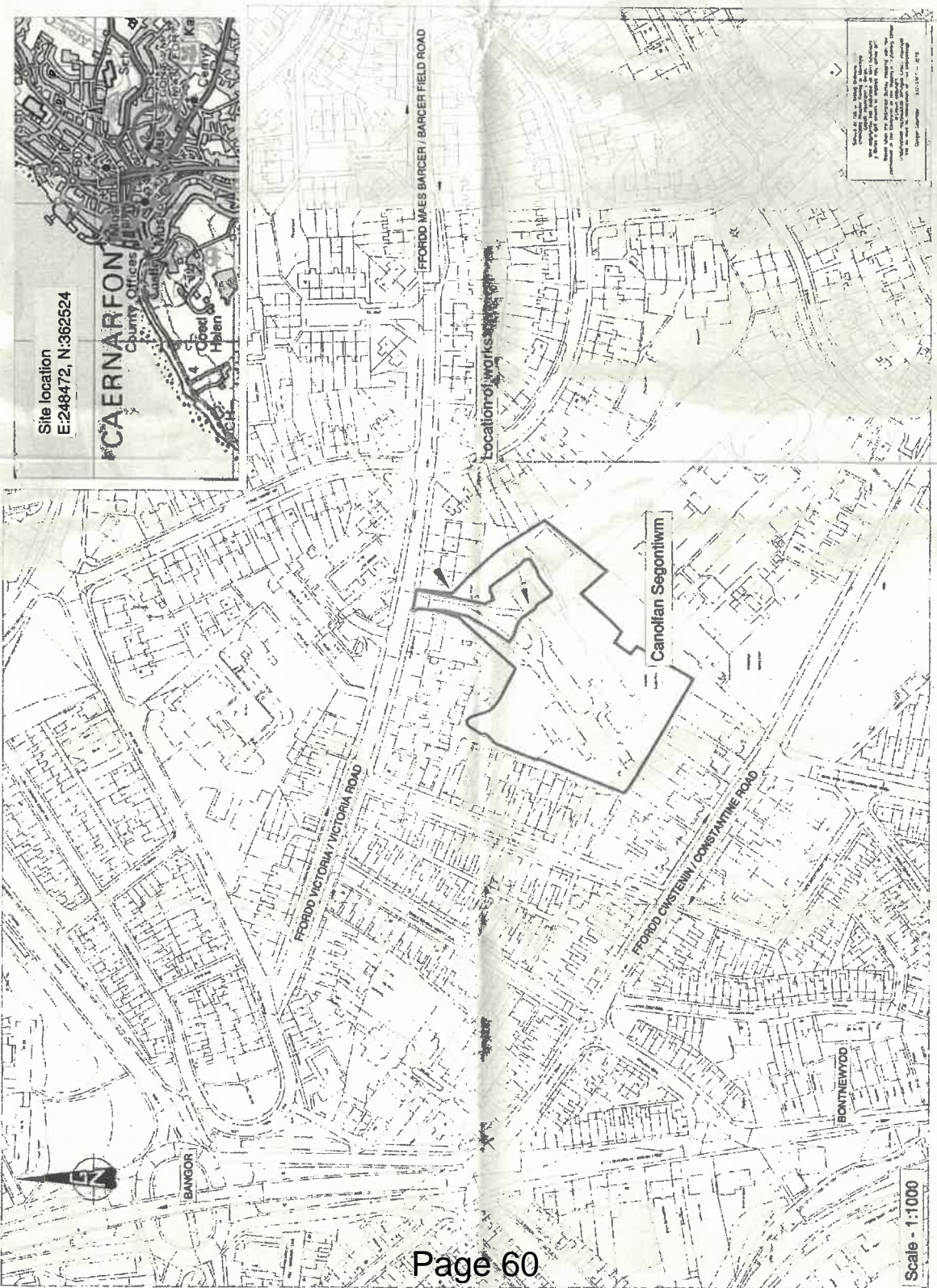
CYNLLUN DIWYGIEDIG
REVISED PLAN
Deddf 1990
Llywodraeth Cymru



CYNLLUN TSCHEP
Proposed Re-Development of Part of Land
at Canolfan Segontium Caernarfon Gwynedd

YFYL LUNAWD / DRAWING TITLE:
**SITE
LOCATION**

MALLWYTO AWN	OSR	PRODIGRAM/PRODIGRAM	16/07/2018
DIWYGIADUR	DRP / AGL	DIWYGIADUR	06/07/2018
YFYL LUNAWD	1 : 1	YFYL LUNAWD	1:500 (GALL)
Rhif Luniad 6445/1/P/101			
Drawing No. A			



Yn ôl y Rheolwr Gwybodaeth, mae'r Cynllun hwn yn parhau'n ddilys a'n ddwygiedig. Dim gwybodaeth arall yn cael defnyddio i greu'r Cynllun hwn. Dim gwybodaeth arall yn cael defnyddio i greu'r Cynllun hwn. Dim gwybodaeth arall yn cael defnyddio i greu'r Cynllun hwn.

CLIENT/CURT:



NODIADAU/NOTES

Y GŶC
Gwynedd
COUNCIL



CRYLLUN / SCHEME:
Proposed development at Trai Cymdeithasol,
Segontium

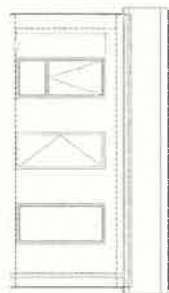
TETL LUNGO / DRAWING TITLE:
AS EXISTING

DRAWING NO:	RETJ	ISSUED DATE:	15/03/19
DATE OF LAST REVISION:	16/03/19	ISSUED BY:	15/03/19
DATE OF NEXT CHECK:	15/03/19	ISSUED FOR:	15/03/19
DATE OF NEXT CHECK:	15/03/19	ISSUED FOR:	15/03/19

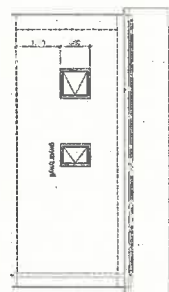
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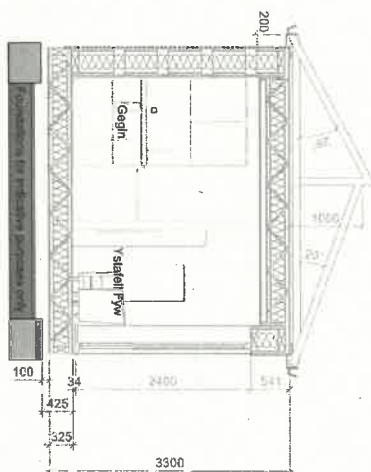
Y GŶC
Gwynedd
COUNCIL
TRAFFIC ENGINEERING
15/03/19



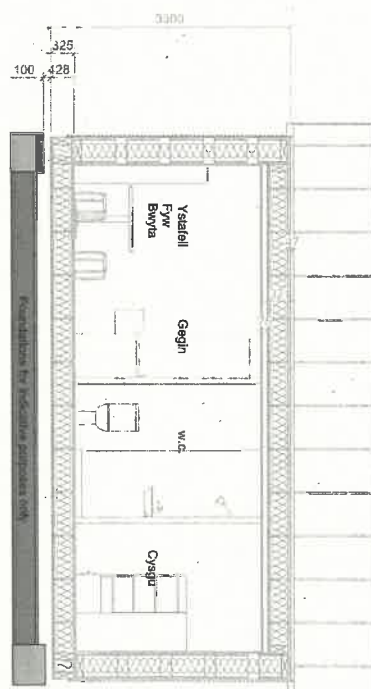
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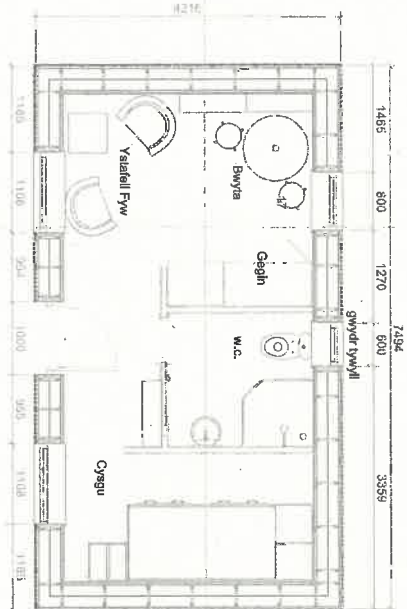
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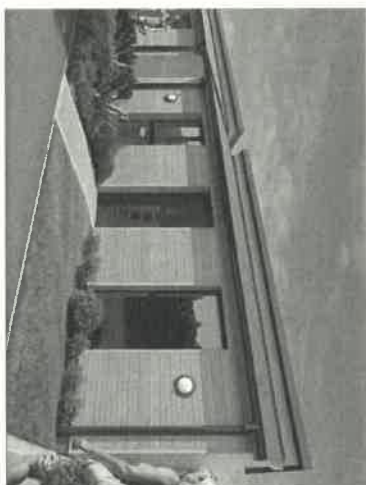
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Scale 1:50



DRAWWS ADIRAN 2
Scale 1:50



DRAWWS ADIRAN 2
Scale 1:50



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

DEIYNDIALL ARFAETHEDIG:
 Walliau: Teakwood cedar cwrdd llorweddol
 To: Un llawr llawn llwyd tywyll.
 Ffynonau: Llwyd tywyll.
 Ffrisiau & amp; phibellir: Upric ddu.
 Sgit: Upric ddu.

Project Number:	01/2024/01/01
Scale:	A3 Dwg.
Date:	12/12/18
Client & Project Title:	Adrian T.J. Cregar, Gwynedd
Drawing Title:	Passive Pods, Carnarvon.
Project Number:	01/2024/01/01
Scale:	A3 Dwg.
Date:	12/12/18
Client & Project Title:	Adrian T.J. Cregar, Gwynedd
Drawing Title:	Passive Pods, Carnarvon.
Project Number:	01/2024/01/01
Scale:	A3 Dwg.
Date:	12/12/18

Agenda Item 5.4

PLANNING COMMITTEE	DATE: 02/03/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

Number: 4

Application Number: C19/0812/39/LL

Date Registered: 30/10/2019

Application Type: Full

Community: Llanengan

Ward: Abersoch

Proposal: Extend the holiday occupation period to be open throughout the year for holiday purposes

Location: The Warren Caravan Park, Lôn Pont Morgan, Abersoch, Pwllheli LL53 7AA

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application to extend the occupancy period on the static holiday caravan site so that there is a 12 month holiday season. The existing permissions restrict the occupancy of the caravans to between 1 March in one year and 17 January the following year. The proposal would increase the occupancy period by around six weeks a year. It is not intended to add to the number of static caravans on the site, only to extend the occupancy period. There will be no alterations or additions to the existing facilities on the site.
- 1.2 As part of the application, the Planning, Design and Access Assessment was submitted. This document explains the background to the application and notes that there is demand to stay on the site during the February half-term and also at the time of St. Valentine's Day and currently the park is closed during these periods. The document notes that holiday parks make a substantial contribution towards local sustainable communities, and provide trade for local goods, services and facilities. It is believed that opening throughout the year will be a way of maintaining local businesses during off-peak times and it would also be a way of reducing the disadvantages of seasonal work including the retention of trained and experienced staff. Extending the season would also be a way of making part-time jobs into full-time jobs throughout the year. The document notes that currently there are 60 part-time jobs and 40 full-time jobs and that the proposal would be likely to change this to be around 80 part-time jobs and 55 full-time jobs. Haulfryn Group already has measures in place to ensure that the static caravans are used for holiday purposes only. This includes signing a legal agreement noting that the caravan cannot be used as a permanent residence and providing the address of their permanent residence. A request would be made for documentation to prove that they reside in the permanent residence noted. The agreement also states that the caravan would be used for holiday and recreational purposes, and not as a permanent residence. The company has recently spent £8 million on the site, including on a spa and leisure facilities, including replacing a café / restaurant near the beach. They have also spent £500,000 on soft landscaping throughout the site in order to improve the site's appearance.
- 1.2 The site is situated in the countryside and lies within an Area of Outstanding Natural Beauty (AONB). The site is also within a Landscape of Outstanding Historic Interest. The site is served by a class 1 road. Part of the site lies within a C2 flood zone.
- 1.3 The application is submitted to the Committee as it involves a site that is 0.5 hectares or more.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Planning Policy Wales emphasise that planning decisions should be 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**

PS 1 - The Welsh Language and Culture

PS 6 – Mitigating the Effects of Climate Change and Adapting to Them

TRA 4 - Managing transport impacts

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PCYFF 2 - Development criteria
 ARNA 1 - Coastal Change Management Area
 PS 14 - The Visitors' Economy
 TWR 4 – Holiday Occupancy
 PS 19 - Conserving and enhancing the natural environment
 AMG 1 - Areas of Outstanding Natural Beauty Management Plans

Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities (July 2019)
 Supplementary Planning Guidance: Holiday Accommodation (July, 2011)

2.4 National Policies:

Planning Policy Wales (Edition 10, December 2018)

Technical Advice Note 13 – Tourism

Paragraph 14 – Authorities should give sympathetic consideration to applications to extend the opening period permitted under existing permissions.

Technical Advice Note 15 – Development and Flood Risk

3. Relevant Planning History:

- 3.1 There is a lengthy history to the site. The most recent planning history is listed below.
- 3.2 C09D/0996/39/LL – Relocate seven static caravans and extend the site in order to undertake landscaping work and environmental improvements - Approved 17 December 2019.
- 3.3 C18/1120/39/LL - Installation of air source heating pump on the rear elevation of the café / restaurant - Approved 15 January 2019.
- 3.4 C18/1119/39/11 - Installation of two underground LPG storage tanks (2 x 4000 litre tanks) - Approved 15 January 2019.
- 3.5 C17/1007/39/LL - Construction of beach café / snack bar to replace the existing - Approved 14 December 2017
- 3.6 C17/0213/39/LL - Erection of a soil *clawdd* and landscaping - Approved 13 April 2017
- 3.7 C17/0118/39/LL - Change of use application to re-locate four caravans in zone T - Approved 23 March 2017
- 3.8 C17/0033/39/LL - Change of use application to re-locate four holiday caravans in zone Y in the park (no increase in numbers), along with landscaping and environmental improvements - Approved 8 March 2017
- 3.9 C16/1105/39/LL - Extension to a leisure building to extend the existing spa, including treatment rooms, pools, restaurant and changing rooms - Approved 10 November 2016
- 3.10 C14/0687/39/LL - Change of use of the land to extend the caravan site in order to re-locate 12 holiday static caravans along with landscaping and environmental improvements - Approved 10 September 2014
- 3.11 C13/1299/39/LL - Change of use of redundant tennis courts and part of maintenance / parking area to a boat storage area together with landscaping and environmental improvements - Approved 7 February 2014.

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- 3.12 C13/1138/39/LL - Change of use of land to re-locate 3 holiday caravan pitches together with landscape and environmental improvements - Approved 23 December 2013.
- 3.13 C13/0966/39/LL - Change of use of redundant car parking and display area to re-locate 6 static holiday caravans (no increase in number) and demolition of office building - Approved 13 November 2013.

4. Consultations:

Community/Town Council: Objection because it could lead to the site becoming an estate of new permanent homes that would increase the number of holiday homes in the community. Also, it would be a precedent for other sites to request an extension to the occupancy period.

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

Natural Resources Wales: **Flood Risk**
Thank you for providing an amendment to the Flood Consequence Assessment carried out by Roy Lobley Consulting, Extended Holiday Season, The Warren, Abersoch, dated December 2019 (RLC/0466/FCA01).

We can agree that the existing units located near the unnamed watercourse in the north of the site have been raised enough (at least 0.8m) above ground level to ensure that they will keep dry if the culvert becomes overwhelmed or blocked.

A small number of units towards the northern end of the site continues to carry a tidal / overtopping flood risk in the future due to the site's topography. However, although no detailed assessment of the likelihood of any overtopping waves has been carried out, it is considered that the flood risk can be managed.

The Flood Consequence Assessment (Part 4 - Mitigation) recommends requirements to be included in an update to the Flood Response Plan for the site. We would wish to see this included in a condition on any planning consent granted.

In addition, we would need to ensure that those units at greatest threat (those on the lower land near the front) are bound securely in position.

For information, the applicant should be aware that the Shoreline Management Plan in this location is for the next period and beyond for regulated remodelling.

Protected Sites

The site lies within 130 metres to the Pen Llŷn a'r Sarnau Special Conservation Area (SAC) and within 50 metres of the Mynydd Tir y Cwmwd Site of Special Scientific Interest and the Shores towards

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Gimblet Rock. From the information submitted, it is considered that the proposal is unlikely to have a significant impact on the SAC and the SSSI.

Protected Species

We note that there is no information regarding protected species with the application and therefore we take it for granted that your Authority has screened the application and has concluded that there is no reasonable likelihood of protected species being present.

Landscape

The site lies within the Llŷn Area of Outstanding Natural Beauty (AONB). We recommend that the applicants review the existing and future lighting requirements to reduce any potential impact on the AONB.

Caravans Officer:

There is no objection to the application provided that all-year use does not introduce additional paraphernalia and create untidiness around the holiday units which could lead to breach of licence. The conditions are relevant to Health and Safety, Fire Safety and Public Health provision. The development must comply with the Acts and Standards as follows:

- Caravan Sites and Control of Development Act 1960
- Model Standards 1989 Permit Conditions of Static Holiday Caravans
- The Health and Safety at Work etc. Act 1974

The applicant will be required to contact the Licensing Unit within the Public Protection Service to discuss the application to vary the site's licence should this application be approved.

AONB Unit:

The Warren is a substantial holiday park in the Area of Outstanding Natural Beauty. Recently, a number of applications to extend and re-develop the site have been received. Although this application is not associated to any 'development' as such, it would involve a more intensive and permanent use of the site and it could create a precedent for other similar applications.

Water and Environment Unit YGC:

The development is in coastal area PU 13.1 'The Warren' within the CCMA listed in appendix 6 of the Anglesey and Gwynedd Joint Local Development Plan (2017), as it is intended to implement the 'Managed Realignment' in the West Wales Shoreline Management Plan (SMP2) 2. We do not consider that the proposal would present any increase in the risk to life, or any significant risk to property, therefore, the unit does not have an objection to the application.

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Public Consultation: A notice was posted on the site. The notification period came to an end and one objection to the proposal was received on the grounds of:

- Creation of a serious precedent that will open the door to many other applications as there are so many caravan sites here in Llŷn.
- Within time, it will lead to permanent use as the Council does not have the resources to manage and monitor the use due to cuts.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy TWR 4 supports proposals to extend the holiday season of existing static caravan and chalet sites provided it can be demonstrated that the accommodation is being used exclusively for holiday purposes and does not become the occupant's main or sole place of residence. It must also be ensured that the accommodation is suitable for occupation during the winter, that the extended season would not increase the consequences of an extreme flooding event and the extended season will not have a detrimental impact on the local environment.
- 5.2 The existing permissions for the Warren caravan site permits occupation of static units between 1 March in one year and 17 January the following year. Therefore, the caravan site is currently closed for six weeks of the year. From the information submitted with the application, Haulfryn Group has its own measures in place to ensure that the static caravans are only used for holiday purposes and that the owner is not to use the caravan as a permanent residence. They ask for evidence of the address of their main residence and create their own legal agreements to ensure that holiday and leisure use is made of the caravan and that it is not used as a permanent residence. Although the applicant has measures in place, it is considered, should the application be approved, appropriate to include a condition that the static caravans are only used for holiday purposes and that a register is kept of the names of the caravans' occupiers, the duration of their stay and the address of their main residence. In terms of this aspect, it is considered that the proposal is acceptable.
- 5.3 Over the years, the quality of static caravans has improved. It is considered that the static caravans on this site are suitable for habitation during the winter. Some of the caravans have been updated and upgraded relatively recently. The proposal is considered acceptable in relation to point 1 of Policy TWR 4 of the LDP.
- 5.4 Point 2 of Policy TWR 4 of the LDP requires that the extended season does not increase the consequences of extreme flooding. A small area of the site lies within flood zone C2 as designated in Technical Advice Note 15 – Development and Flood Risk. A Flood Consequence Assessment was submitted as part of the application. A consultation was held with Natural Resources Wales and their comments recommend including conditions on any planning consent in terms of reaching agreement and providing an update to the Flood Response Plan and also ensure that the caravans on the lower land near the front have been bound securely in position. Technical Advice Note 15 – Development and Flood Risk states that new developments should be positioned away from flood C. However, in this case, the static caravan site is long established on the land and it is currently open for 10 and a half months of the year. Nevertheless, the static caravans remain on the land throughout the year, even when the site is closed. Considering that the static caravan site already exists on the land and that this is a proposal to extend the occupancy period by six weeks in a year, it is considered that the proposal is acceptable in terms of flooding matters, in particular from imposing the two conditions recommended by Natural Resources Wales on the planning consent. Therefore, it is considered that the proposal is in accordance with point 2 of Policy TWR 4, along with Policy PS 6.

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- 5.5 In the context of point 3 of Policy TWR 4, it is not considered that extending the occupancy period would have a detrimental impact on the local environment. The static caravans are already on the land and it is not considered that occupying them for an additional six weeks a year would have an impact on the local environment.
- 5.6 Historically, conditions were imposed on such sites to ensure holiday use and historically, the standard of the units was not suitable enough for them to be used in the winter. By now, the nature of holidays have become increasingly varied in terms of location, season and length. Many more people go on holiday several times a year now, more often for shorter breaks and not necessarily during the summer.
- 5.7 Supplementary Planning Guidance: Holiday Accommodation (2011) also refers to using a holiday occupancy condition which allows the use of holiday units throughout the year but with relevant conditions which ensure that such units are not used for permanent residential use.
- 5.8 Policy TWR 4 does not restrict the period that static caravans / chalets can be occupied. Therefore static caravans / chalets can be occupied for holiday purposes throughout the year and there are many case laws that are clear and supportive on this matter. By now there are several sites in Gwynedd that operate in this way, with a condition to ensure that they are only used for holiday purposes. A condition can be imposed that the static caravans on the site can only be used for holiday purposes and that a register is kept of the names of all occupiers of the caravans, the duration of their stay and the address of their main residence.
- 5.9 In light of the above and by imposing appropriate conditions on the permission, it is considered that the proposal would be acceptable in terms of Policy TWR 4 of the LDP.

Linguistic Matters

- 5.10 In terms of the proposal in question, there is no requirement to submit a Welsh Language Statement under Policy PS1 of the LDP. Point 1a of the policy refers to retail, industrial or commercial development that employs more than 50 workers and / or has an area of 1,000 sq.m or more. We realise that the Warren site currently employs 60 part-time staff and 40 full-time staff, however, the development in question is not going to create 50 jobs and therefore, it is not considered that a Welsh Language Statement needs to be submitted. However, in accordance with the content of Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities, applicants are encouraged to present a record of how consideration was given to the Welsh language when drawing up the planning application. As part of the application, a statement was received from the applicant noting how they had considered the language as part of the planning application.
- 5.11 The statement submitted regarding the language refers to the fact that Haulfryn Group owns five Holiday Parks in Gwynedd, including The Warren, and that this park is considered as a valuable tourism asset for the area and provides a number of local jobs. The company has a number of employees, including managers and wardens in their Holiday Parks who are Welsh and use the Welsh language as their first language. The use of the Welsh language in the workplace is encouraged. On new development sites within their Parks, Haulfryn Group has used Welsh names such as Glan-yr-Afon at Tal-y-fan Holiday Park and Trwyn Garreg at Gimblet Rock Holiday Park. A number of families who own a holiday caravan on Haulfryn holiday parks in Gwynedd are Welsh, they speak Welsh and have a permanent address in North Wales and they use their caravans for short stays throughout the year and during school holidays. There is strong demand for holiday accommodation during half term and also for St. Dwynwen's Day and St. Valentine's Day. Haulfryn Group offers a letting service on behalf of the caravans' owners to assist with short stays during the year. This assists to maximise revenue for the local economy by supporting local businesses during the quiet season. Extending the holiday season would encourage visitors to spend in the local economy, assisting to safeguard local employment and

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create new employment opportunities. Several of the site's users return throughout the year for a weekend or for a short stay and this brings revenue to the local area, supporting local restaurants, pubs, shops, garages, services and facilities. Extending the holiday season would encourage visitors to visit outside the usual holiday season, which would have a positive impact on the local and regional economy. Extending the holiday season attempts to maintain the local community, safeguarding and providing full-time local employment, creating jobs for the local workforce and leading to further investment. Visitors to the Warren stay for short periods in the local area and this will not have a long-term detrimental impact on the Welsh language or the community. Haulfryn Group has strict measures in place to ensure that the holiday accommodation is not being used for residential purposes. The company has recently spent £8 million, upgrading and improving the Warren site. This investment has created a number of new employment opportunities for the local workforce and not only for those being employed on the Warren site but also for local traders and contractors, many of whom speak Welsh. An all-year occupancy period would assist to reduce the disadvantages of seasonal employment, including retaining trained and experienced staff. It is considered that the all-year holiday season would assist to turn part-time and seasonal jobs into full-time jobs. Currently, there are 60 part-time staff and 40 full-time staff in the Warren and it is considered that this will change to 80 part-time staff and 55 full-time staff by being open throughout the year. The income generated in The Warren will be given back to the local community with upgrading works being done by local tradespeople and companies. Visitors are also encouraged to visit local attractions and facilities. Being open throughout the year would not lead to outward migration; rather it would maintain employment within the local community by supporting local traders and businesses, many of whom are dependent on tourism as their main income. The statement concludes that the proposal would therefore have a positive impact on the language and considers that the above shows how consideration was given to the Welsh language as part of the planning application.

- 5.12 As a result of the above, it is considered that the applicant has considered the impact of the proposal on the Welsh language and the local community when preparing the application and what was submitted coincides with the requirements in the Supplementary Planning Guidance: Maintaining and Creating Unique and Sustainable Communities. Therefore, it is considered that this proposal is acceptable in relation to this aspect.

Visual amenities

- 5.13 This proposal will not make the existing situation worse in relation to the impact of the static caravans on the environment as they are already located on the site throughout the year and it is not intended to increase their number. Since there will be no change to the visual amenities of the AONB it is considered that the proposal is acceptable based on the requirements of Policy PS19 and AMG 1 of the LDP.

General and residential amenities

- 5.14 It is deemed that extending the occupancy period of the caravans will not have a significant impact on the amenities of the local neighbourhood, bearing in mind that the site is already used for 10½ months in a year. The addition of six weeks over the winter period will not cause much difference to the current situation. It is therefore believed that the proposal is acceptable in terms of the requirements of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.15 The application does not involve any increase in the number of static caravans, only an extension to the occupancy period. It is not considered that the additional six weeks in the occupancy of the static caravans over the winter months will lead to a significant intensification in the use of the road network serving the site. The Transportation Unit did not have an objection to the proposal. It is therefore considered that the proposal complies with Policy TRA 4 of the LDP.

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Coastal Change Management Area

5.16 The development is in the PU 13.1 'The Warren' coastal area, which is located within the Coastal Change Management Area (CCMA) listed in appendix 6 of the Anglesey and Gwynedd Joint Local Development Plan (2017). The proposal for this area in the West Wales Shoreline Management Plan 2 (SMP2) is managed alignment. The observations of YGC's Water and Environment Unit were received and they did not consider that the proposal would lead to any increase in the risk to life, or any significant risk to property, therefore, the unit did not have an objection to the application. Given that this is a proposal to occupy static caravan units for an increased period of six weeks in each year, the proposal is considered acceptable in terms of policy ARNA 1 of the LDP.

6. Conclusions:

6.1 It is believed that the application, with appropriate conditions to ensure that the static caravans are used for holiday purposes and to keep a register, is acceptable on policy grounds. Conditions may also be imposed as recommended by Natural Resources Wales in relation to the flooding matters.

7. Recommendation:

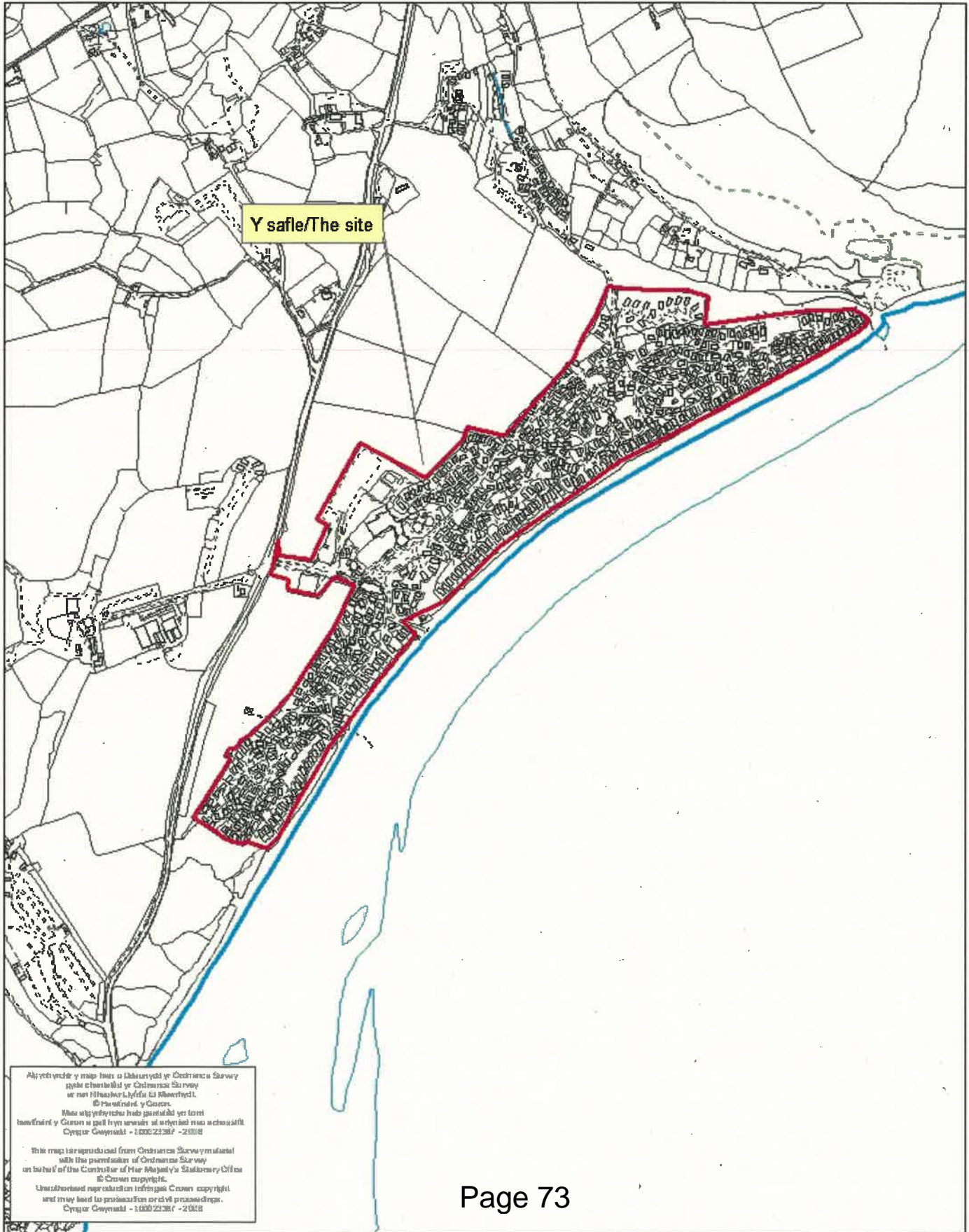
7.1 Approve - conditions

1. Holiday use and a register to be kept.
2. Submit and agree on an update to the Flooding Response Plan.
3. Ensure that the caravans on lower land in the front of the site are bound securely in position.



Rhif y Cais / Application Number : C19/0812/39/LL

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

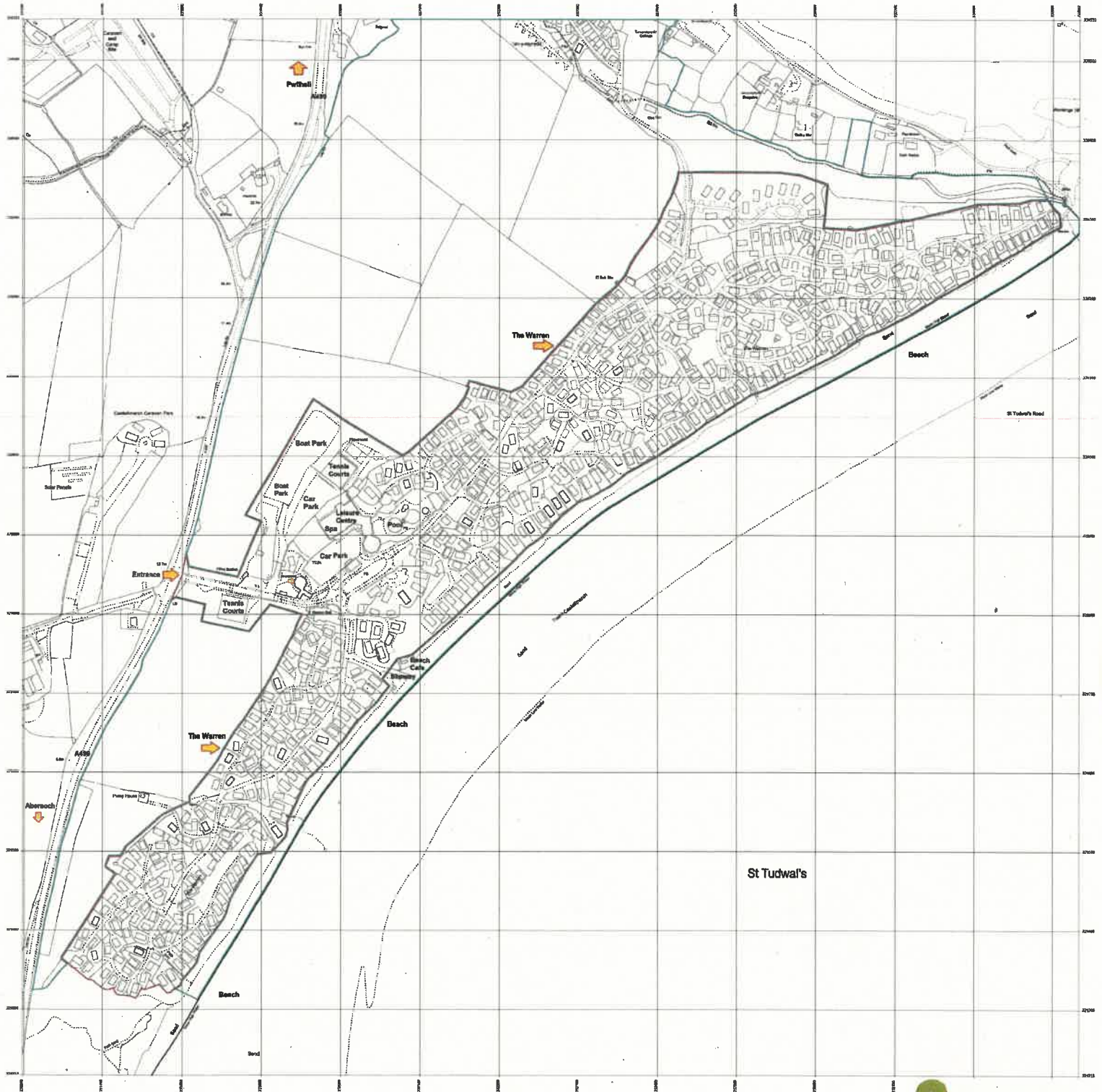


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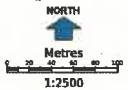
Location Plan - Extended Holiday Season planning application at The Warren. Abersoch. Pwllheli. Gwynedd. LL53 7AA.

Applicant: Haulfryn Group Ltd. Clarion House. Norreys Drive. Maidenhead. Berkshire. SL6 4FL.



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DATE: August 2010
 DRG No: LPD/0810/H/WLP1
 SCALE: 1:2500 @ A1

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Number: 5

Application Number: C19/1028/03/LL

Date Registered: 29/10/2019

Application Type: Full

Community: Ffestiniog

Ward: Teigl

Proposal: Application to convert a public house into five flats, along with the erection of a rear extension and parking spaces

Location: Wynnes Arms Hotel, Manod Road, Manod, Blaenau Ffestiniog LL41 4AR

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1.1 This is an application to convert a public house into five residential, self-contained flats, along with the creation of parking spaces and entrance at Wynnes Arms, Manod, Blaenau Ffestiniog. After discussing the matter with the applicant, regarding the type of flats that formed a part of the original proposal (five one-bedroom flats), an amended plan was received on 15.12.2019 showing a proposal to convert the building into five flats, including three two-bedroom flats and two one-bedroom flats. The use made of the building as a public house ceased at the beginning of 2017 and the building has been boarded up. The existing building provides a public house facility on the ground floor, a storage cellar below and a flat on the first floor. The existing flat includes a living room, kitchen, bathroom and three bedrooms on the first floor and two bedrooms and storage space in the roofspace. The proposal would involve internal changes to create the flats on the three floors. It is also proposed to remove the signage and demolish the smoking shelter on the southern (side) elevation in order to erect a two-storey side extension measuring 8 metres long and 4 metres wide, and including a bedroom and living room for flats number 1 and number 2. The exterior changes are restricted to the side extension and the slight alteration of the layout of the ground floor window and door openings on the western elevation (rear).

1.2 The building is situated on a triangular plot in a prominent position in Manod. It is proposed to provide parking spaces for six cars along the southern boundary, a vehicular access to the adjacent class 3 county road and a small garden with a patio in the south-eastern corner. A site for locating refuse bins and a bike storage area are located along the eastern boundary.

1.3 The site is within the development boundary of Blaenau Ffestiniog. The Manod Road trunk road runs along the front (east), a class 3 county road runs to the side (northern) and rear (western) and Hyfrydfa Chapel is located to the south beyond the existing beer garden. The building is situated within a residential area.

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 (31 July 2017)

Policy PS1 - The Welsh Language and Culture.

Policy ISA1 - Infrastructure provision.

Policy PS 4 - Sustainable transport, development and accessibility.

AMG5 - Local biodiversity conservation.

Policy TRA2 – Parking standards.

Policy TRA4 – Managing transport impacts.

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Policy PS5 - Sustainable development.

Policy PCYFF1 – Development boundaries.

Policy PCYFF2 – Development criteria.

Policy PCYFF3 – Design and place shaping.

Policy PCYFF6 - Water conservation.

Policy PS16 - Housing provision.

Policy PS17 - Settlement strategy.

Policy TAI1 - Housing in the sub-regional centre and the urban service centres

Policy TAI8 - Housing mix.

Policy TAI9 - Sub-dividing existing property to self-contained flats and Houses in Multiple Occupation

Policy PS18 - Affordable housing

Policy PS20 - Preserving and where appropriate enhancing heritage assets

Policy TAI15 - Threshold of affordable housing and their distribution.

Supplementary Planning Guidance (SPG): Housing Mix.

SPG: Affordable Housing.

SPG: Planning for sustainable building

SPG: Planning and the Welsh Language.

- 2.4 **National Policies:**
Planning Policy Wales, Edition 10 (2018)

3. Relevant Planning History:

- 3.1 C17/0989/03/LL Application to change use from a public house into offices (B1), along with the creation of parking spaces - Approved on 05.12.2017
- 3.2 C17/0988/03/LL Application to change use from a public house into one self-contained residential house and creation of parking spaces - Approved 05.12.2017
- 3.3 C07M/0056/03/LL Construction of sheltered decking on the gable end of the public house: Approved 21 May 2007

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4. Consultations:

Community/Town Council:	<p>Concerns regarding the location of the entrance in relation to the crossroads.</p> <p>Has the developer conducted research into the need for one-bedroom flats in the local area?</p> <p>It should be ensured that 10% of the proposal is affordable and that it adheres to Gwynedd Council policies.</p> <p>Local objection on the grounds that: the proposal would disturb local amenities, negative impact on the character of the society, quality of the environment and living area of other residents.</p> <p>No response to the amended plan.</p>
Natural Resources Wales	<p>State that they have no observations to make on the development, and note that there is no information about protected species in the application.</p> <p>No further observations as a result of the amended plan.</p>
Transportation Unit:	<p>Confirm that there is no objection; however, it is recommended that conditions are imposed in relation to the entrance on any permission and recommend that the bin storage area is relocated to a location where it does not impair visibility splays.</p> <p>No further observations as a result of the amended plan.</p>
Biodiversity Unit	<p>No observations.</p> <p>No response to the amended plan.</p>
Welsh Water:	<p>Inform that a sewer line crosses the site and that access to it is required at all times and recommend preventing surface water off the additional roof surface from discharging into a public sewer.</p> <p>No response to the amended plan.</p>
Welsh Government's Transportation Unit:	<p>No objection.</p> <p>No further observations as a result of the amended plan</p>

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Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and a petition and correspondence was received objecting on the following grounds:

1. Unnecessary problems being attracted to this close-knit community
2. Need homes, not flats
3. Attracting anti-social problems
4. No need for one-bedroom flats
5. Parking problems
6. No control over who will be living in the flats
7. Over-development
8. Concern regarding the impact of the proposal on the users of the popular park located nearby

No further comments on the amended plan.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 As a starting point to assess the principle of this application, there is a need to consider policy ISA 2: Community Facilities. The policy aims to protect existing facilities and encourage the development of new facilities where appropriate. For the purpose of the policy, community facilities are defined as facilities used by local communities for health, leisure, social and educational purposes and they include schools, libraries, leisure centres, health care provisions, theatres, village halls, cemeteries, places of worship, public houses and any other facility that provides a service for the community.
- 5.2 Clause 2 of Policy ISA 2 states that change of use of a community facility should be resisted unless it is possible to comply with one of three options. Part iii. is relevant in this case, as it involves a facility that is commercially run. It must be realised that planning permission has been approved to convert the building into an office and house in 2017 and that those rights are operational until December 2022. Therefore, it is noted that the Council has accepted the conversion of the public house for alternative use and in those circumstances, losing the use of the property as a Public House within the town would not be contrary to Part iii of policy ISA 2.
- 5.3 **Housing (self-contained flats)** - As referred to above, the site is located within the development boundary of the Urban Service Centre and the application conforms with the requirements of Policy PCYFF1 of the LDP. Policy TAI9 permits the sub-division of existing properties into self-contained flats provided they conform to the relevant criteria:-
- Criterion 1 - the property should be suitable to be sub-divided for the type and number of units proposed without having to make substantial alterations and extensions - the amended plans show that it is intended to erect a two-storey extension on the side of the building to replace the existing smaller extensions. It is also intended to alter the layout of the ground floor window and door openings on the rear elevation. The applicant states that the side extension would be an 8% increase in the building's volume and therefore it is not considered that such an extension would be a substantial addition to the building, in particular considering that there is a smaller extension to be demolished in order to facilitate the new extension.
 - Criterion 3 - ensure that the proposal will not have a detrimental impact on the amenities of nearby residents - it is considered that residential use would be more suitable than the exiting public house use within a residential area and that the exterior alterations would

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not be substantial enough to have a substantially unacceptable impact on the residential or general amenities based on overlooking.

- Criterion 4 - the proposal should not exacerbate existing parking problems in the local area - it is acknowledged that the Council's services as bus stations and car parks are located to the north of the site; however, the proposal does include vehicle parking areas within the site and it must be borne in mind that the building is used as a public house. It is also noted that the Transportation Unit has stated that there is no objection to the amended plan. It is likely that the use as a public house could potentially attract more traffic to the site.

In the above circumstances, it is not considered that the proposal to convert the building into five flats would be contrary to the objectives of policy TAI 9.

- 5.4 The indicative supply level of housing for Blaenau Ffestiniog over the Plan period, as noted in Appendix 5 of the Joint Local Development Plan, is 298 units (including a 10% 'slippage allowance'), which means that it is possible to calculate the figure after considering the possible circumstances that were not anticipated which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.) During the period 2011 to 2018, a total of 11 units have been completed in Blaenau Ffestiniog. The windfall land bank, i.e. sites with extant planning permission on sites not designated for housing, in April 2018, was 20 units.
- 5.5 In considering this information, it is believed that approving the development on this site would be supported against the indicative supply level for Blaenau Ffestiniog.
- 5.6 Policy TAI15 states that every development will be required to achieve an appropriate mix in terms of tenure, types and sizes of affordable housing and this is supported by Policy TAI8 along with the SPG: Housing Mix. Please note that the Strategic Housing Unit states that there is a recognised need for one and two bedroom flats in the town. The applicant was notified that there were concerns regarding the mixture in size and type of flats in the original proposal and following discussions between the applicant and the Strategic Housing Unit amended plans were received showing three two-bedroom flats and two one-bedroom flats. It is considered that the amended mixture proposed by the developer meets the requirements identified by the Strategic Housing Unit. To this end, it is believed that this amended application provides an appropriate mix of accommodation in an existing building that meets a recognised need for housing in the town.
- 5.7 Chapter 5 of SPG Housing Mix refers to the demand for housing in Gwynedd. Table 7 projected figures for households of different sizes during the period 2014 and 2026 in Gwynedd. Choices in lifestyle and breakdown in relationships affect the composition of households, and the economy affects household formation patterns. From the figures it can be seen that the number of households is likely to increase by 3480 over the period 2014 to 2026 with the largest increase in one-person households, followed by two-person households. This suggests that there will be a high demand for smaller-sized housing. Please note that Chapter 6 sets out planning for a more balanced housing market. It shows, amongst other things, that although there would be demand for some large houses, the evidence shows that there is a more fundamental need for a supply of smaller houses which are affordable to lower-income households. It is therefore considered that the proposal complies with the policy objectives.

Affordable housing matters

- 5.8 The Joint Planning Policy Unit states that the proposal to convert the building into five units is over the threshold of two units for making a contribution to affordable housing. Policy TAI 15 (Threshold of Affordable Housing and their Distribution) notes that it is expected that at least 10% of the units will be affordable, i.e. at least 0.5 units in accordance with the information

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submitted. When the requirement for affordable housing falls below 1 unit on the site, then the provision of an affordable unit will continue to be a priority where possible. However, if this is not deemed possible, a pro-rata payment will be expected rather than no affordable provision on the site. The applicant notes that due to the low prices in Blaenau Ffestiniog, that such contribution would not be viable in this case.

- 5.9 Additional information was received from the applicant stating that he has investigated purchase/rental prices within a one-mile radius of the site as part of the development and he notes that information from Rightmove Sales shows that the average property price of a one-bedroom terraced house is £46,000 and a two-bedroom terraced house is £66,000. He stated that the rental income for a one-bedroom flat in this area is likely to be around £62 per week and a two-bedroom flat would be around £68 per week. In relation to the flats' selling price, the applicant states that one-bedroom flats would be likely to be sold for around £35,000 and the two-bedroom flats would likely be sold for around £42,000. It is understood from the applicant that not much information is available in relation to flats for rent or for sale in the local area, therefore he considers that the prices proposed are realistic for the development within the Blaenau Ffestiniog area. Based on the information available about the prices of houses that are for sale locally, the officers do not disagree with the prices as noted by the applicant.
- 5.10 Confirmation is expected from the Joint Planning Policy Unit that the rental price noted by the applicant is reasonable and affordable in the context of local salaries and the requirements of SPG: Affordable Housing. Based on the information available, it is considered that all flats, due to their size and location, are likely to be affordable in any case, and that it would not be reasonable to restrict the value by means of a further discount.

Visual amenities

- 5.11 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevent pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and lively environments taking into account the health and well-being of future users.
- 5.12 The proposal includes work to convert a stone building into five flats. The amended plans show that it is intended to erect a side extension as well as minor exterior alterations. The applicant states that the proposed extension is an 8% increase in the building's volume and it is considered that its design is in keeping with the appearance and character of the existing building and the area and that it would not disturb the Area of Outstanding Historic Interest. Ensuring suitable use will be a way of securing the building's use and long-term condition. However, it is felt that a condition should be imposed on any permission to ensure that any exterior work matches the design and materials of the existing exterior walls. It is considered that the proposal is acceptable on the grounds of the requirements of Policy PS 20 and PCYFF3 of the LDP.

General and residential amenities

- 5.13 Policy PCYFF2 of the LDP states that proposals should be refused if they have a significant detrimental impact on the health, safety or amenities of the occupants of local property, land uses or other property due to an increase in activities, disturbance, noise etc. In terms of noise nuisance, it is likely that the proposal will not have a greater significant detrimental impact on the amenities of nearby residents or existing use. In addition, it is considered that the use would be

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more in keeping with the other uses currently seen around the property. It must also be considered that the site is located between two county roads.

- 5.14 The building lies in a prominent and public location. It is noted that the building is located on the opposite side of the road to terraced houses to the west, north and east and that objections have been received alleging that the proposal would have a substantial negative impact on the occupiers of those properties. It must be considered that the building's current use is as a public house and it can therefore be used to its full potential without planning permission or any planning conditions. It is felt that residential use would be more suitable to the area. The objectors also state that the proposal, if approved, would attract anti-social problems; it is important to remember that it is not possible to control the occupancy of the units under the planning system and that there is no evidence that this would be the situation. It is reiterated that re-opening the public house could also attract anti-social problems.
- 5.15 It is not considered that the proposal would exacerbate the current situation substantially in terms of overlooking and loss of privacy, in particular considering the location and surroundings of adjacent property. It must also be considered that community and passive overlooking already exists between the various uses in the catchment area of the application site and that approving this proposal would not exacerbate this situation to such an extent so that the application would have to be refused on the grounds of its detrimental impact on residential amenities. The plan shows a proposal to provide a bin and bicycle store within the building and it is proposed to impose a condition on any approval to safeguard this provision. It is deemed that the proposal complies with the requirements of Policy PCYFF2 and TAI9 of the LDP.

Transport and access matters

- 5.16 The proposal includes adapting the current entrance on the western boundary with the adjacent class 3 county road, along with the provision of a parking space within the site. The new-look entrance will measure 5 metres wide and the height of the boundary wall will be reduced to 0.800 metres above the county road. Observations were received from the Transportation Unit stating that there was no objection and recommending that conditions are imposed on any permission. Based on the observations from highways and considering the residential nature of the proposal, it is believed that the application satisfies policies TRA 2 and TRA 4 of the LDP.

Language Matters

- 5.17 Strategic Policy PS1 (the Welsh language and culture) promotes use of the Welsh language in the Plan area. This will be achieved by satisfying specific criteria. However, the policy refers to housing developments that are larger than the indicative residential provision or to developments for more than five residential units. The proposal does not meet the indicative housing provision and it is noted that the existing property already includes a self-contained flat on the first floor. Therefore, it is noted that there will be an additional four residential units on the site. Therefore, it is considered that there is no need for a language statement with the application. However, in the absence of such statement, the applicant is encouraged to present information about how consideration was given to the Welsh language when drawing up the proposal. The applicant states that there was no demand for the previous proposals to convert the building into an office and a house, that the mixture of the units had been changed from five one-bedroom flats to five two-bedroom and three-bedroom flats as a result of the comments of the Town Council and also in response to the acknowledged need for units in the local area. He felt that there is a need for flats of the proposed size and nature in the area and that they would be attractive for local people to rent or buy.

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Educational matters

5.18 The relevant policy within the context of educational contributions for residential developments is Policy ISA1 of the LDP. In considering the information in the SPG 'Educational Development' (that remains relevant) and Policy ISA 1 (Infrastructure Provision), an educational contribution would not be relevant in terms of this proposal. The SPG states that units with one bed dwellings should not be considered. Information in the Guidance states that in terms of two-bedroom flats that 0.11 primary school age pupils would derive from this. Please note that the proposal as amended indicates three two-bedroom flats and it is assumed that 0.33 pupils of school age would derive from this. It is considered that the change in the mix of bedrooms would not require any educational contribution and that the proposal complies with the requirements of Policy ISA1 of the LDP as well as the requirements of the relevant SPG.

6. Conclusions:

6.1 Having considered this assessment and all the relevant matters, including the local and national policies and guidance, as well as local objections, it is considered that this proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

7. Recommendation:

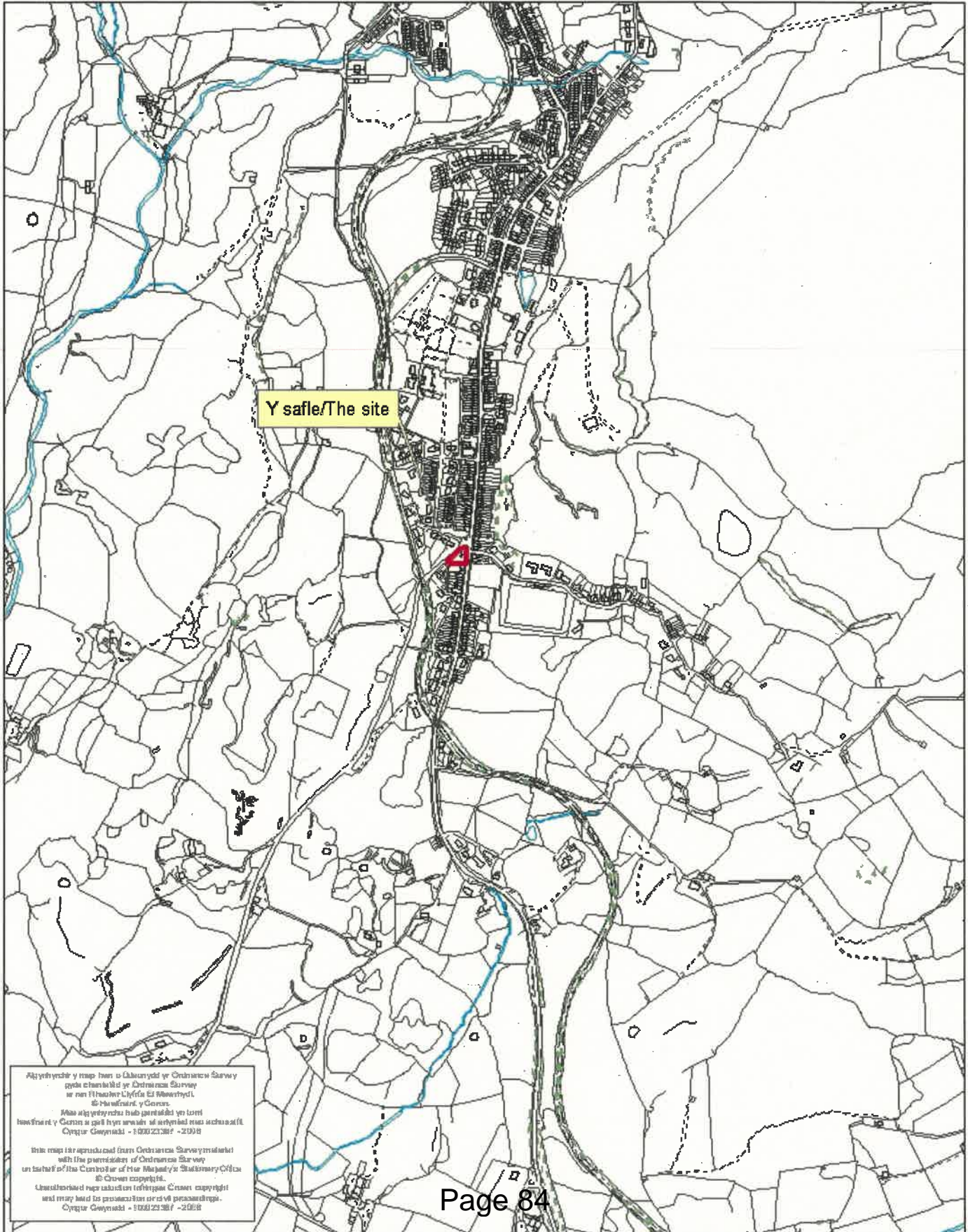
7.1 To approve – conditions

1. Five years
2. In accordance with the amended plans
3. Exterior finish of the extension
4. Roads condition - boundary wall / hedge / fence not to exceed 1m in height by the highway
5. Provision and securing of bin and bicycle storage.
5. Provide and safeguard a bins and bicycles storage area.

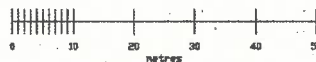
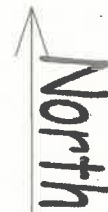
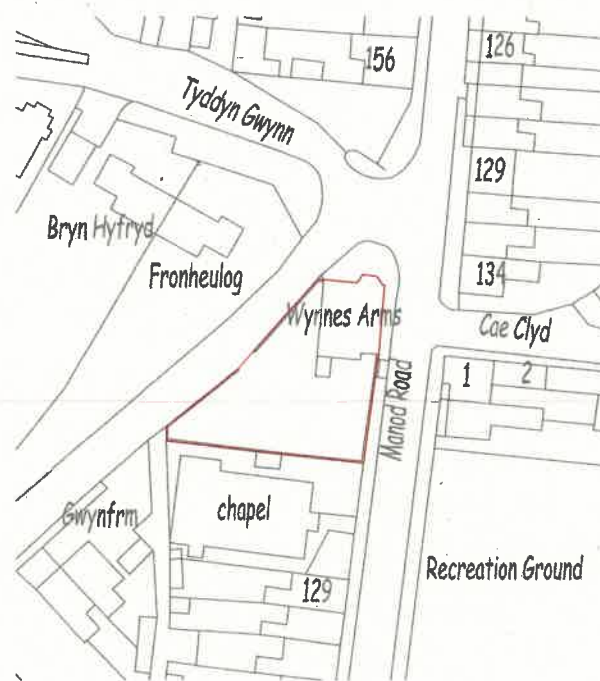


Rhif y Cais / Application Number : C19/1028/03/LL

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

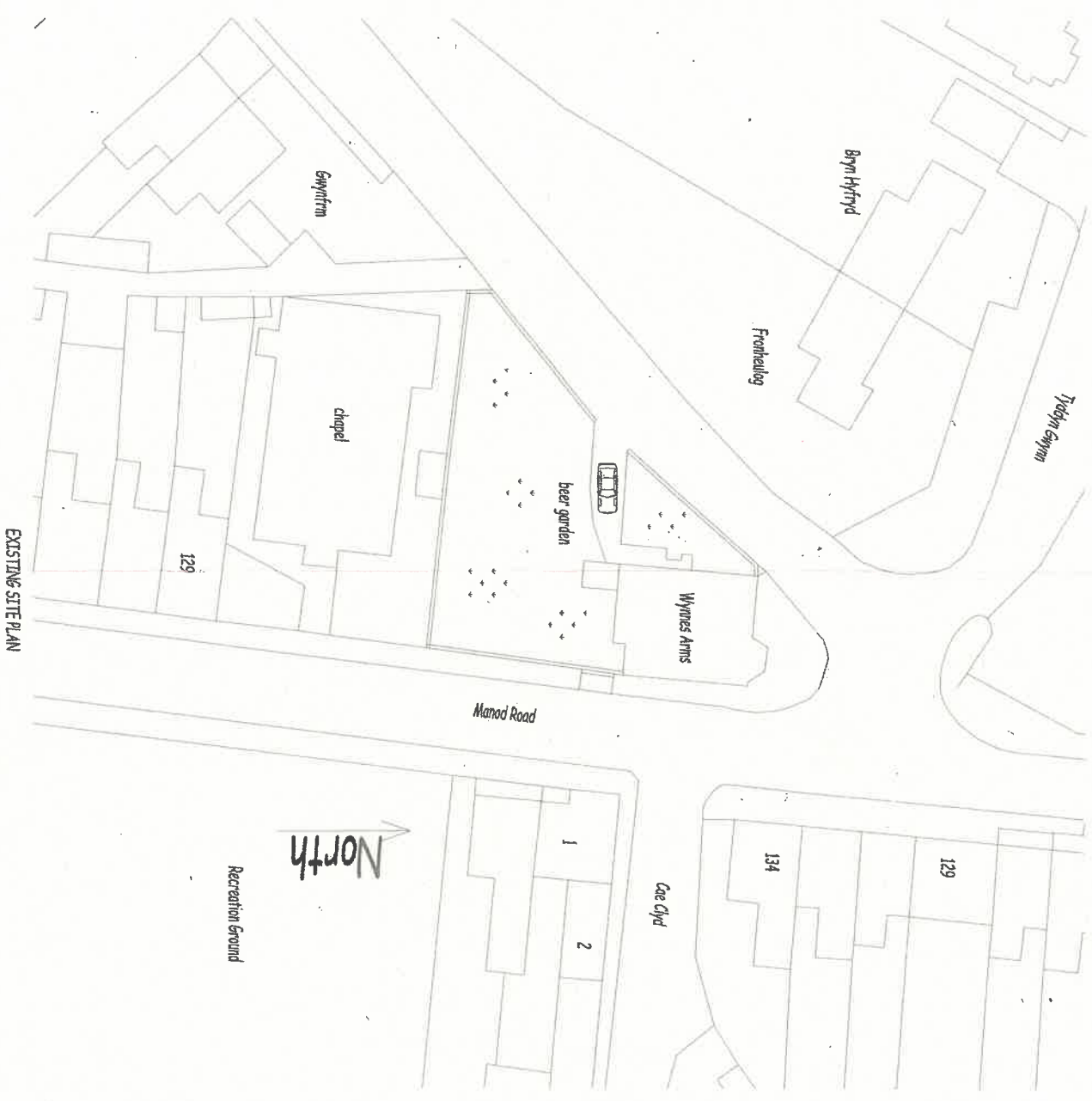


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Site	Wynnes Arms
Project Name	Location Plan
Scale	1:1250



EXISTING SITE PLAN

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The drawing forms part of a planning application and should be read in conjunction with the application form and supporting documents. It is not intended to be used as a construction drawing. All dimensions should be checked on site prior to construction. All dimensions are given in millimetres unless otherwise stated. The client and contractor shall be solely responsible for its function and compliance before commencing work. Do not start from this drawing.

JT design consultancy

SWALEY CLOSE, FEARNHEAD, WASHINGTON, CHESHIRE, WA2 0JH

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Client: LA 716 PROPOSED CHANGE OF USE FROM A3 TO C3 OF THE WYNNES ARMS, MANOD ROAD, BLANAU FESTINOG, GWYNEDD, LL4 4AR

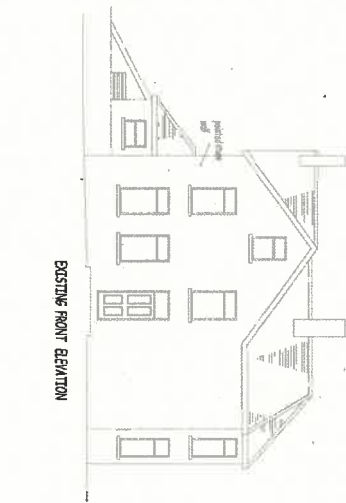
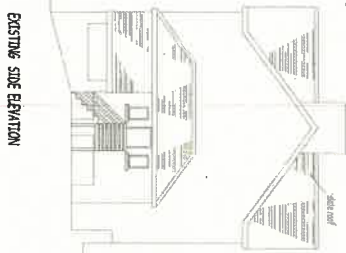
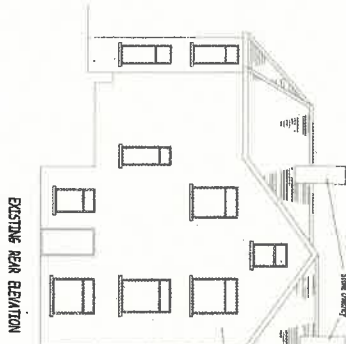
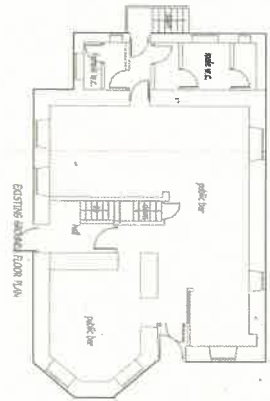
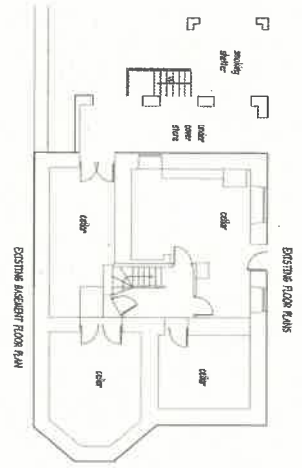
Drawing No: EXISTING SITE PLANS

Scale: 1:200 @ A1

Title: SHELLEY

Date: OCTOBER 2019

Drawn by: [Signature] Rev: [Signature]



The drawings form part of a planning application, which is subject to a public consultation period. The drawings are not to be used for any other purpose. All drawings should be reviewed and approved by the relevant authorities before construction work commences. The drawings are not to be used for any other purpose. All drawings should be reviewed and approved by the relevant authorities before construction work commences. The drawings are not to be used for any other purpose. All drawings should be reviewed and approved by the relevant authorities before construction work commences.

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5 WINDY CLOSE
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1017th
PROPOSED CHANGE OF USE FROM A3 TO C3
OF THE WINNIES ARMS, MANOD ROAD
BLAENAU FFEYNING,
GWYNEDD,
LL41 4AH

Design Title
EXISTING FLOOR PLANS AND ELEVATIONS

Scale
1:100 @ A1
1:200 @ A2
1:500 @ A3
1:1000 @ A4
1:2000 @ A5
1:5000 @ A6
1:10000 @ A7
1:20000 @ A8
1:50000 @ A9
1:100000 @ A10

Drawn by
181019

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The client's proposed development is a residential development consisting of a number of dwellings to be constructed on the site shown above. All details should be checked against the relevant planning and building regulations. All details should be checked against the relevant planning and building regulations. All details should be checked against the relevant planning and building regulations.

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Fig. A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, A173, A174, A175, A176, A177, A178, A179, A180, A181, A182, A183, A184, 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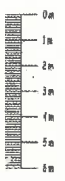
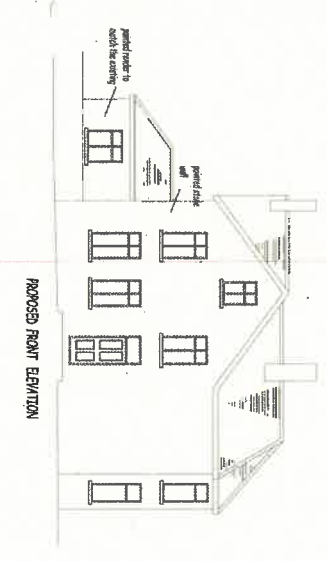
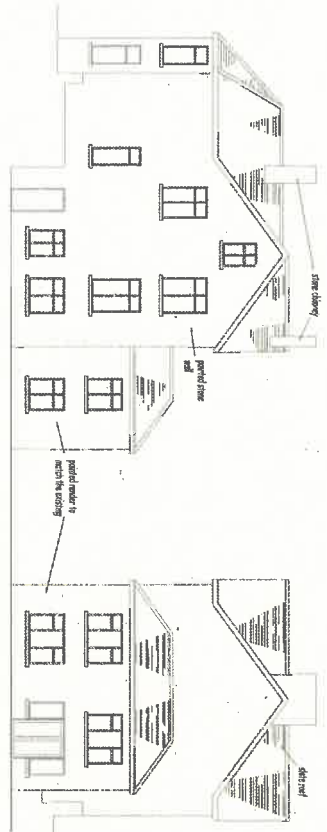
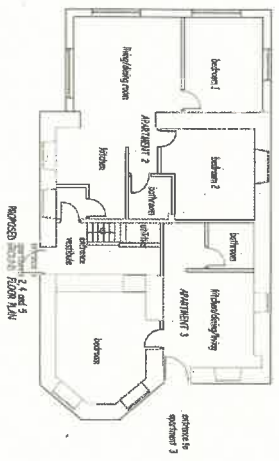
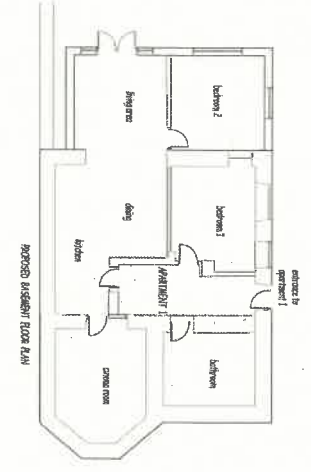
AS THE
PROPOSED CHANGE OF USE FROM A3 TO C3
OF THE WYNES ARMS, MANOD ROAD
BLAENAU FESTINGO, GYMNEDD,
LL41 4AH.

PROPOSED SITE PLANS

Scale
1:200 @ A1
Date
OCTOBER 2019
Author
AW

Drawn by
16/10/19
Rev
A

Cynllun Diwygiedig Amended Plan



The design team and I strongly appreciate the client's confidence and support in the design process. We are pleased to have worked with you on this project and look forward to continuing our relationship. We are committed to providing you with the highest quality of service and to ensuring that your project is completed on time and within budget. We are confident that the proposed design will meet your requirements and provide a high-quality, functional, and aesthetically pleasing solution. We are happy to provide any further information or assistance that you may require. We are committed to your satisfaction and to ensuring that your project is completed to the highest standards. We are confident that the proposed design will meet your requirements and provide a high-quality, functional, and aesthetically pleasing solution. We are happy to provide any further information or assistance that you may require. We are committed to your satisfaction and to ensuring that your project is completed to the highest standards.

JT design
consultancy

51 WALSLEY CLOSE
EPPINGHOLD,
WARRINGTON,
CHESHIRE,
WA2 8JH
UK
Tel: 01925 22727
Email: info@jtdesignconsultancy.co.uk

**PROPOSED CHANGE OF USE FROM A3 TO C3
BLAENAU FESTIVALS,
GWRINDOL
LL14 4AR**

PROPOSED FLOOR PLANS AND ELEVATIONS

Scale	1:100 @ A1	Date	AW
Drawn by	AW	Checked by	AW
Drawn on	18/01/19	Drawn at	A

Plan 1 - 18/01/2019 - Approved amended to provide 3 No. 2 bed apartments and 2 No. 1 bed apartments. The latest construction drawings of the site and elevation are to be used for construction of the scheme and elevation before construction work is on site from the drawing.

Agenda Item 5.6

PLANNING COMMITTEE	DATE: 02/03/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

Number: 6

Application Number: C20/0022/42/DT

Date Registered: 10/01/2020

Application Type: Householder

Community: Nefyn

Ward: Nefyn

Proposal: Demolition of existing external store, alterations to the existing main house and part single-storey, part two-storey extension to side and rear

Location: Tan y Mynydd, Mynydd Nefyn, Nefyn LL53 6LN

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 02/03/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

1. Description:

- 1.1 This is an application to refurbish and extend an existing house. The development would include:
- Demolishing the existing outbuilding and relocating a stone wall in order to create a parking and turning space
 - Demolishing a rear two-storey extension and a glass side extension
 - Erecting a rear extension, including a two-storey wing at the north-eastern side, which would be connected to the existing house through a part two-storey and part single-storey link element.
- 1.2 The new development would increase the number of bedrooms from three to four, which would increase the size of the downstairs living space. Substantial new windows would be installed on the north-western elevation. It is proposed to finish the new walls with natural stone and remove the render from the original house, leaving the stones bare. The roof will be of natural Welsh slate. Ultimately, the main orientation of the building would change from facing the south-west, towards the mountain slope, to the north-west, towards the sea, thus increasing the width of the property's two-storey element to 7m when looking at the site from this direction.
- 1.3 The property lies on the slopes of Mynydd Nefyn at the top of a private road (which is partly a public footpath) which leads to the unclassified road of Bryn Glas. The site is located in open countryside, approximately 340m to the east of the development boundary of Nefyn Local Service Centre, and approximately 50m outside the Llŷn Area of Outstanding Natural Beauty.
- 1.4 The application is submitted to Committee at the Local Member's request.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (31 July 2017)**
- 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
AMG 1: Areas of Outstanding Natural Beauty Management Plans
- 2.4 **National Policies:**
Planning Policy Wales (Edition 10) 2018
Technical Advice Note (TAN) 12: Design

3. Relevant Planning History:

None

PLANNING COMMITTEE	DATE: 02/03/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

4. Consultations:

Community/Town Council:	<p>Object:</p> <ul style="list-style-type: none"> • Oppressive in the landscape • An overdevelopment of the site. • Detrimental to views into and out of the AONB • There is already an excess of holiday units in the area
Welsh Water:	No observations to offer
Transportation Unit:	No observations to offer
Biodiversity Unit:	Not received
Rights of Way Officer:	Not received
Natural Resources Wales:	No observations to offer
CADW:	No observations to offer
Public Consultation:	<p>A notice was posted on the site and the neighbours were consulted. The advertising period has expired and correspondence was received objecting to the development on the following material planning grounds:</p> <ul style="list-style-type: none"> • The extension would be much too large compared to the existing house • The extension would be oppressive in the landscape • The extension would impact views in and out of the AONB <p>The following observations were received; these are not material planning considerations:</p> <ul style="list-style-type: none"> • There is already an overdevelopment of holiday units in the area

5. Assessment of the material planning considerations:

Visual amenities

- 5.1 It is a requirement that planning applications are determined based on the attributes of the specific scheme in question and in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.

PLANNING COMMITTEE	DATE: 02/03/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

5.2 Policy PCYFF 3 of the Joint Anglesey and Gwynedd Local Development Plan (LDP) is the policy to be considered when assessing design, materials and the visual impact of any development. The newly designed house would be substantially larger than the existing house, and the internal floor surface area would more than double. Having said this, there would be no increase in the building's height, and it is believed that the new design submitted is of a high quality and the use of stone, glass and slate is appropriate for the location. It is believed that this development would integrate acceptably into the landscape, and there would be no substantially larger visual impact than the existing impact of the site.

5.3 The property lies in an open location on the mountain slope, and therefore it is visible to the public from the B4417 highway. An objection was received expressing concern about the proposal's impact on the character of the Area of Outstanding Natural Beauty, however, the property is not located within this designation (although it is approximately 50m away from the boundary of the designated area). Whilst we appreciate the concern regarding the sensitivity of the landscape in this area, officers do not consider that the extensions as they have been designed would have a significantly detrimental impact on the quality of the landscape, and it is not considered that the proposal would impact the setting of the AONB, or the views out of it, in a detrimental manner. Therefore we do not believe that refusal of the application can be justified on the grounds of the impact on the AONB and the proposal is not considered to be contrary to policies PS19 and AMG1 of the LDP as they involve safeguarding the quality of the landscape in the AONB.

General and residential amenities

5.4 There are some dwellings near the site; however, due to the property's orientation and the distance between the site and the adjacent houses, it is not considered that the proposal would cause significant harm to the amenities of any other private property or the local area in general. Therefore, it is considered that the proposal is acceptable in terms of compliance with policy PCYFF 2 of the LDP.

Other matters

5.5 Correspondence was received expressing a concern with regard to over-provision of holiday units in the area; however, the application in question is for the extension of a residential property; the application does not involve any change of use or an increase in the number of holiday units and, therefore, the matter is not a consideration for this application.

6. Conclusions:

6.1 Having weighed up the planning application against the requirements of the above policies, and having considered the observations and objections received, we conclude that the proposal is acceptable and meets the local and national planning policy requirements, and that it should be approved with the conditions noted below.

7. Recommendation:

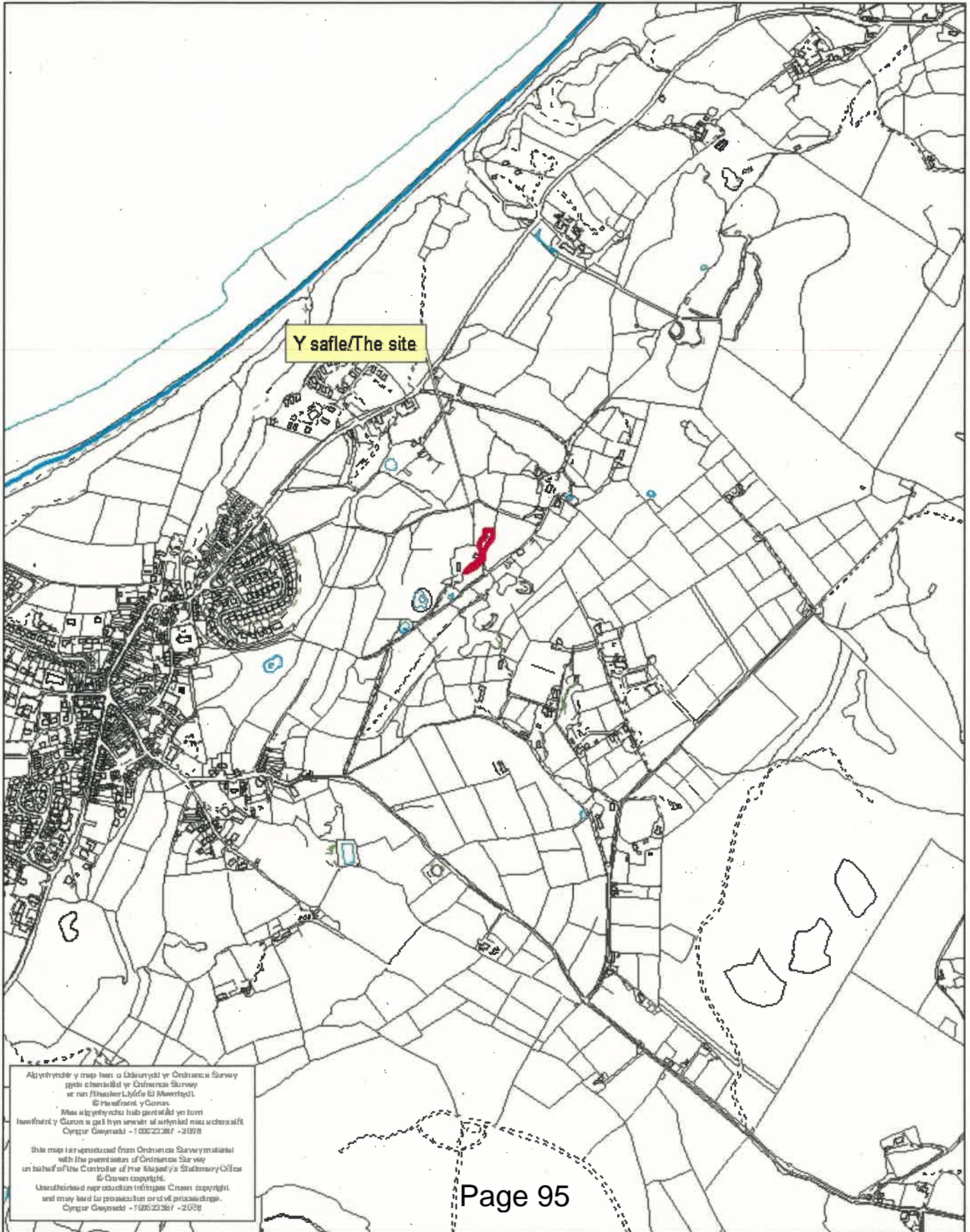
- 7.1 To approve subject to conditions:
1. Five years
 2. In accordance with the amended plans
 3. The stones of the walls to be agreed
 4. Slate roof

PLANNING COMMITTEE	DATE: 02/03/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON



Rhif y Cais / Application Number : C20/0022/42/DT

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Location Plan for identification purposes only. Not to scale.



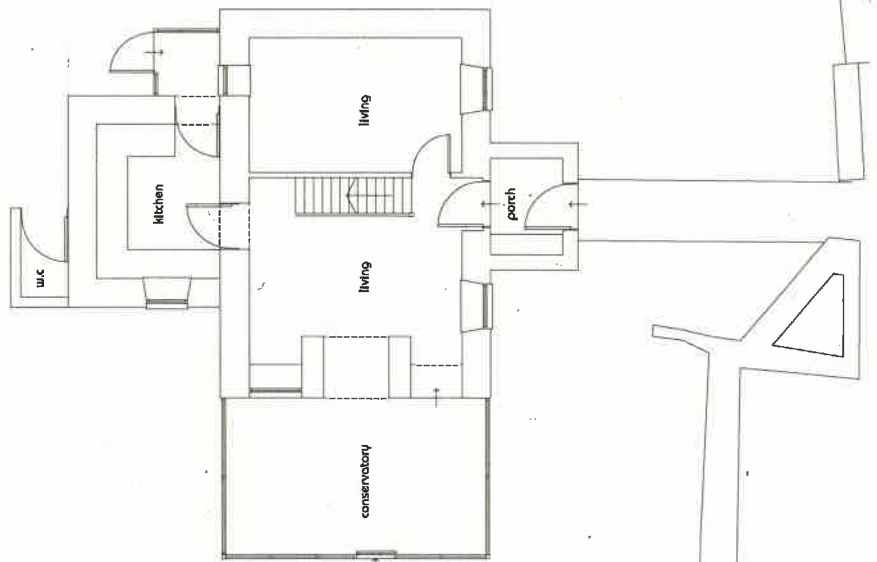
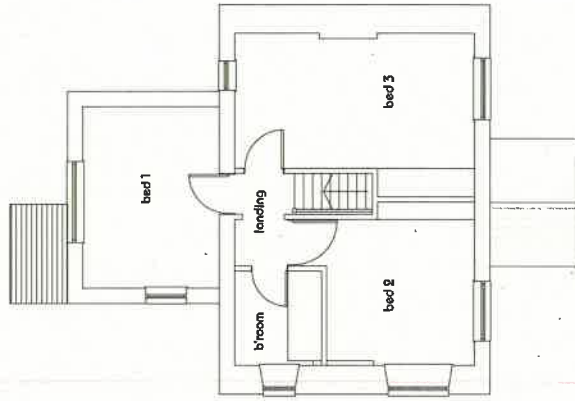
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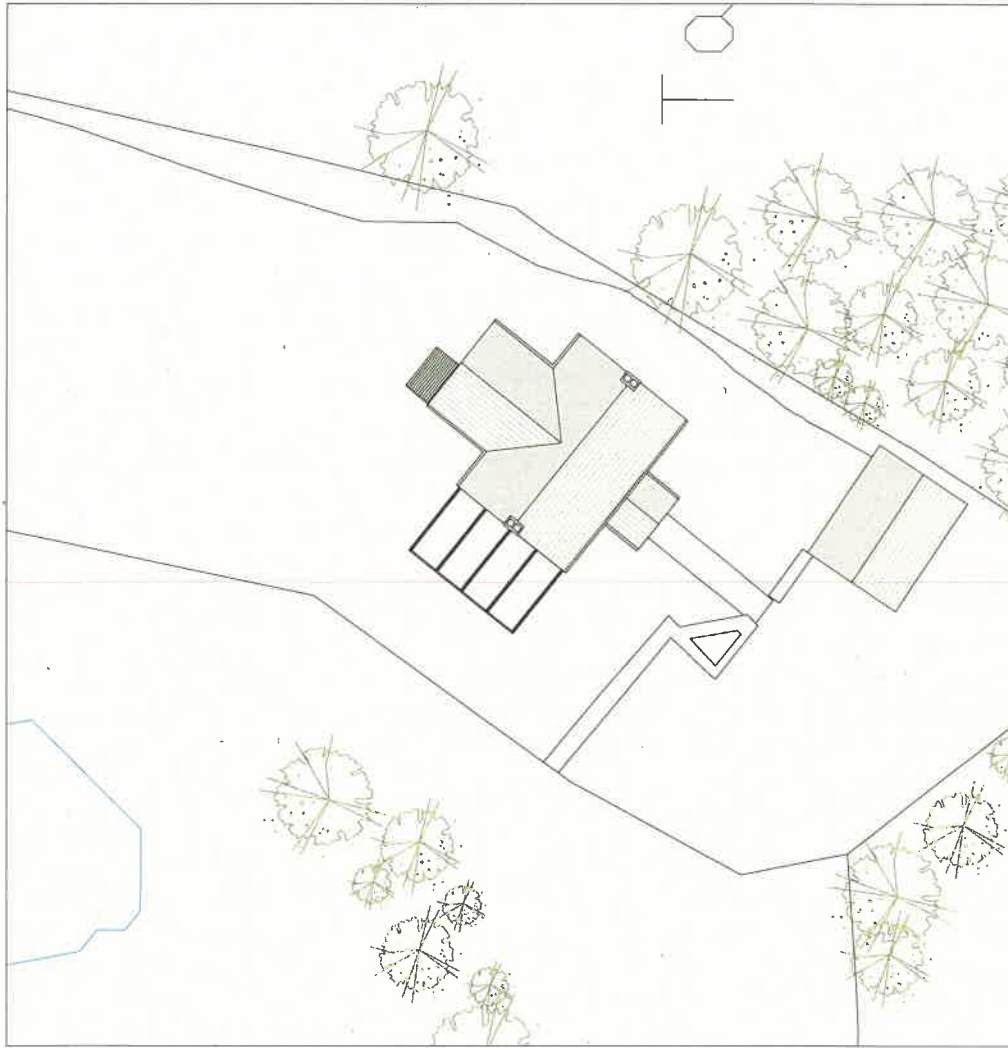
First Floor

Ground Floor

Location Plan 1:1250



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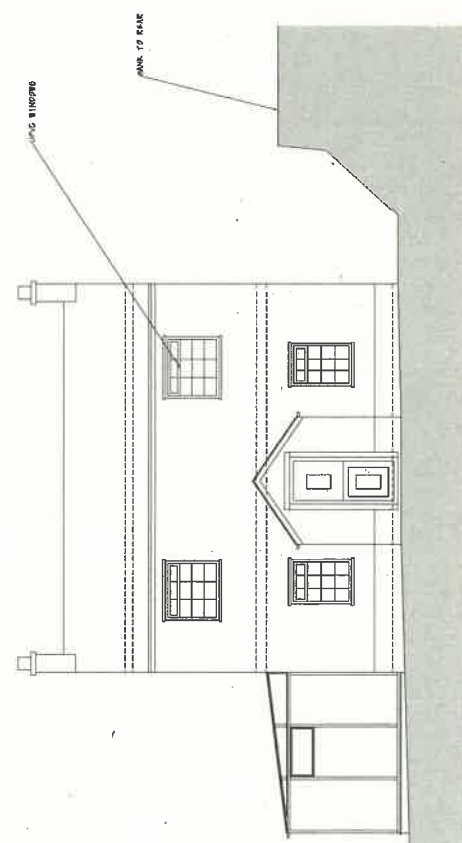


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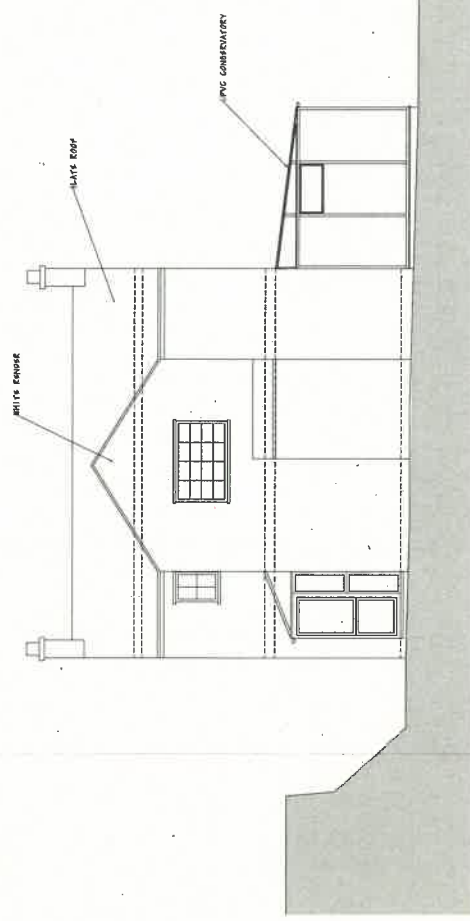


Block Plan 1 : 500

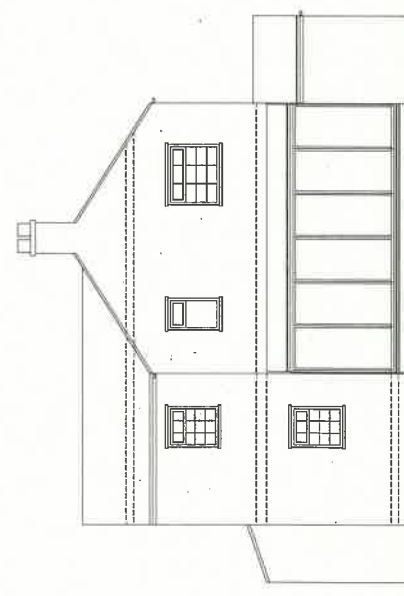
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<small>Project Name</small> House Extension/Remodelling <small>Client</small> Mr & Mrs J. J. Jones <small>Address</small> 115, Llanidloes, Powys, SA11 2JL <small>Architect</small> Mr. W. Hodifau		<small>Scale</small> 1:50	<small>Drawn by</small> A <small>Checked by</small> A.J.



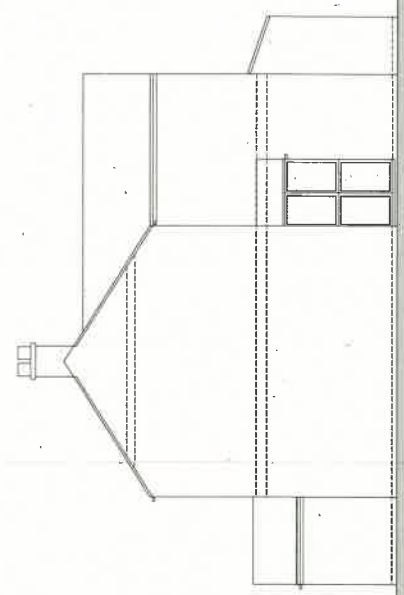
Front Elevation
Page 98



Rear Elevation

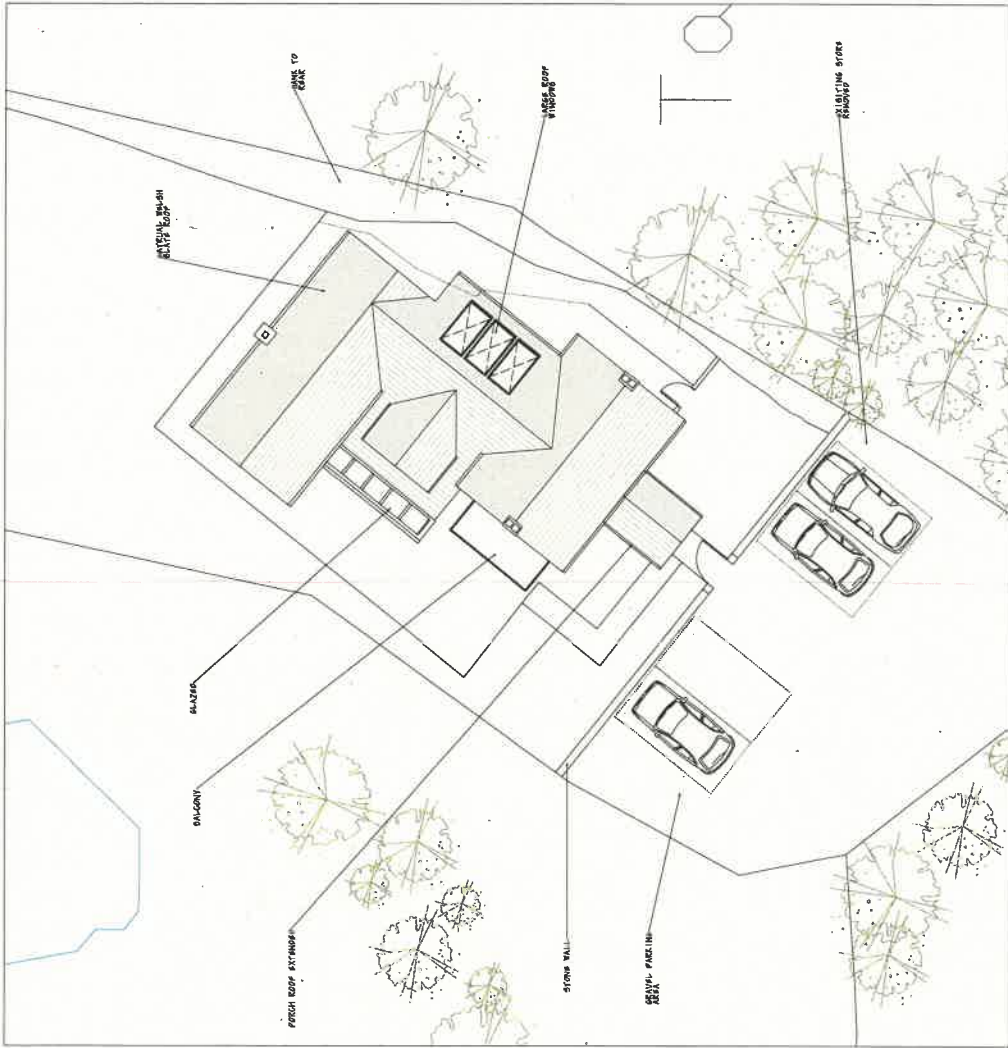


LHS Elevation

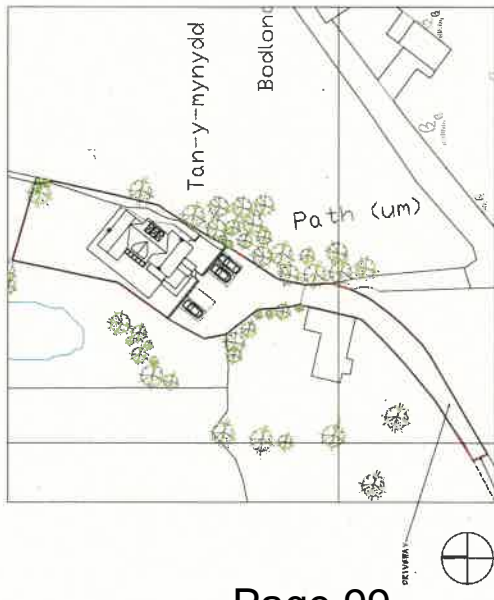


RHS Elevation

Inberg <small>Architectural Services</small>		Existing Elevations	
<small>1000 10th Street, Suite 100, Boulder, CO 80502</small>		<small>Project No. EP02</small>	
<small>Phone: 303.440.1111</small>		<small>Scale: 1:50</small>	
<small>Website: www.inbergarchitect.com</small>		<small>Author: A</small>	
House Extension/Remodelling 1000 10th Street, Suite 100 Boulder, CO 80502 Mr. Bill Haddock		<small>Drawn By: JL</small>	

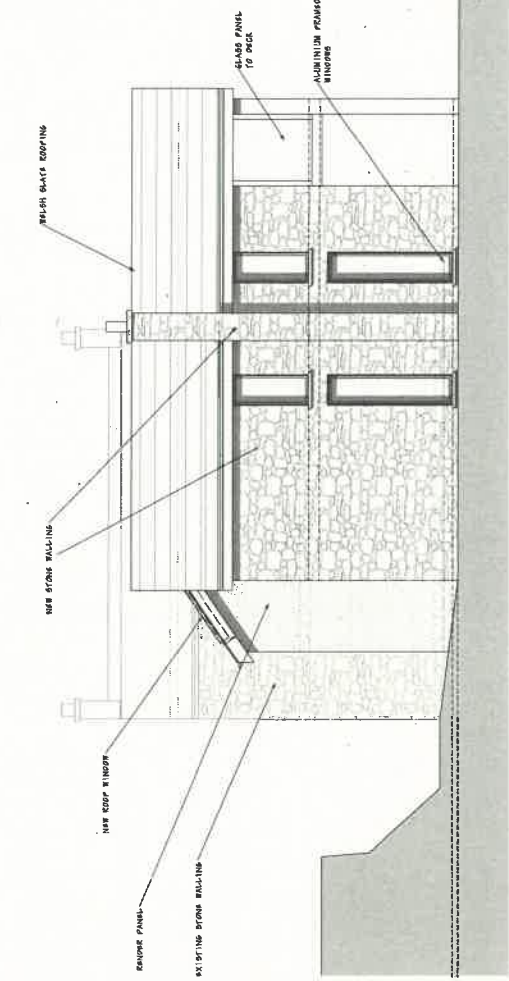


Roof Plan 1 : 100

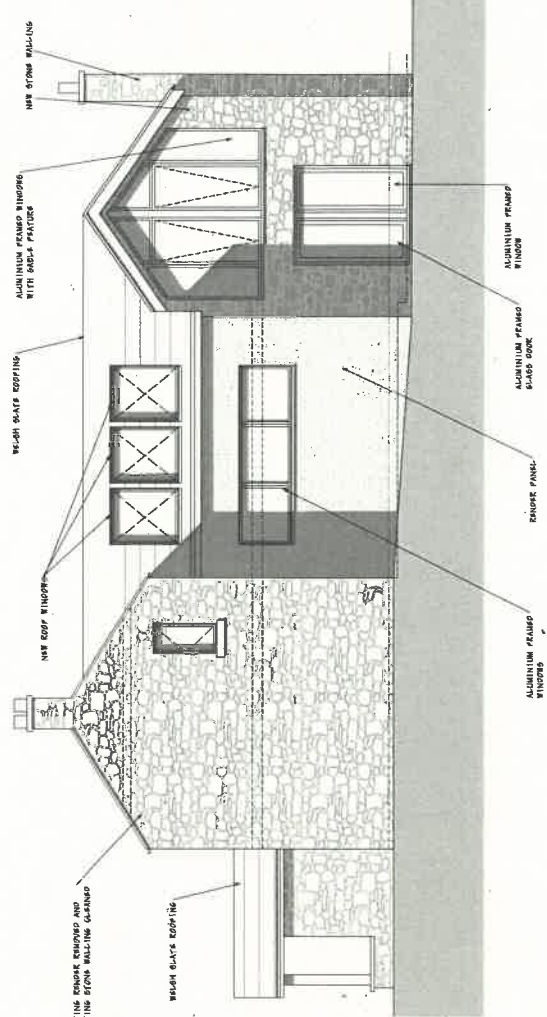


Block Plan 1 : 500

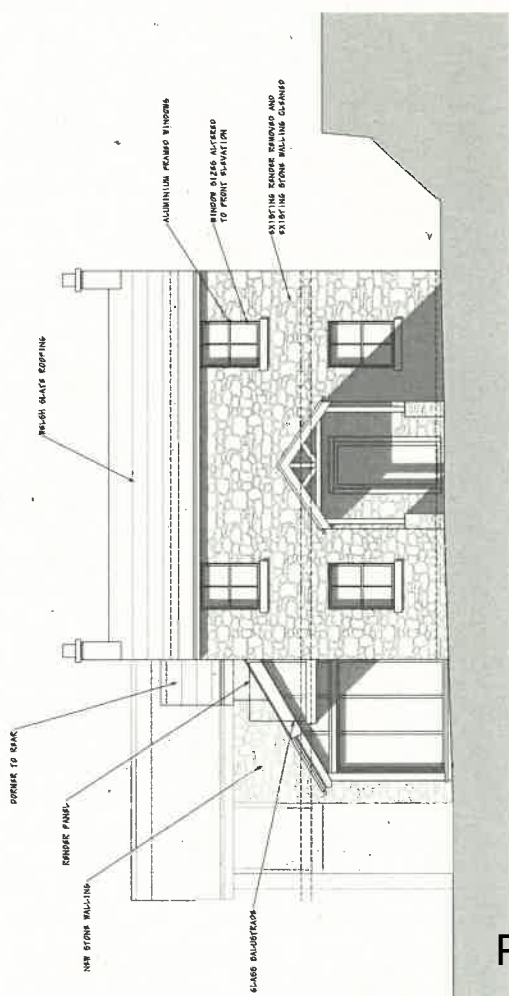
Inberg		Proposed plans	
<small>Architectural Services Limited 107, The Arcade, Llanelli, SA31 3SD Tel: 01862 243000</small>		Client: PPO3	Name: A
Phase Extension/Remodelling Tan Y Mynydd, Llanelli, Gwent SA31 3SD		Scale: 1:50	Revision: 001
Author: Harlow		© A1 JL	



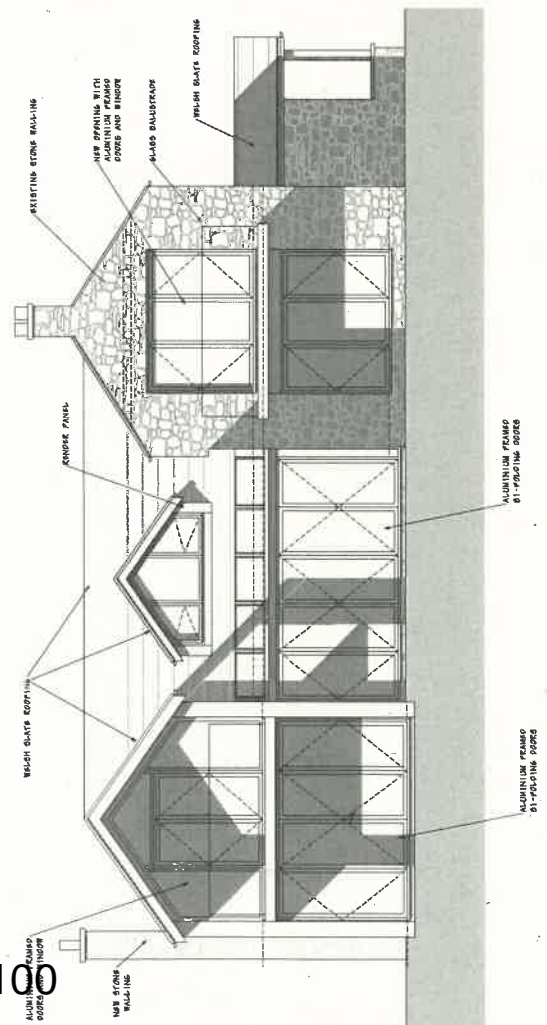
Rear Elevation



RHS Elevation



Front Elevation



LHS Elevation

PROPOSED ELEVATIONS

1:50 @ 1/4" = 1'-0"

INBERG

1000 W. 10TH AVENUE, SUITE 200, DENVER, CO 80202

PH: 303.733.8888

WWW.INBERG.COM

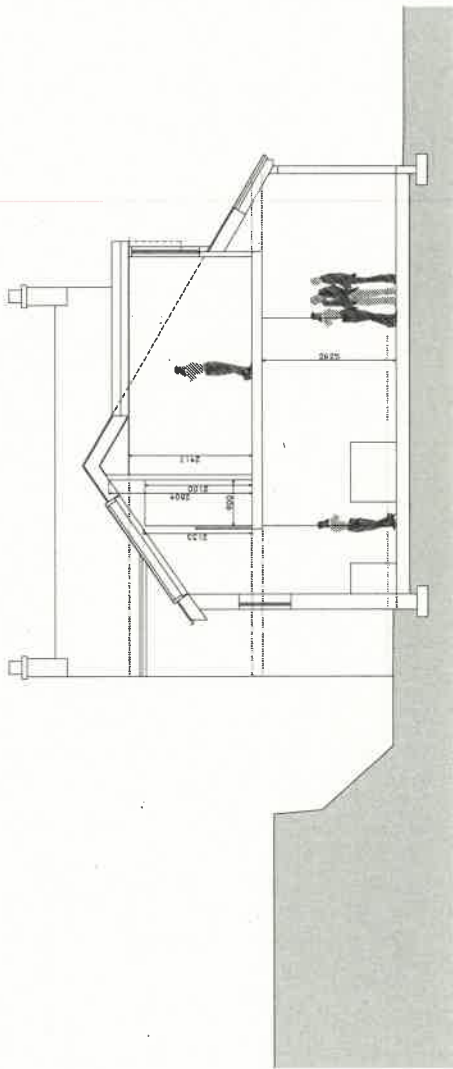
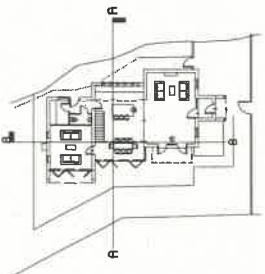
DATE: 11/15/2018

PROJECT: PROPOSED ELEVATIONS

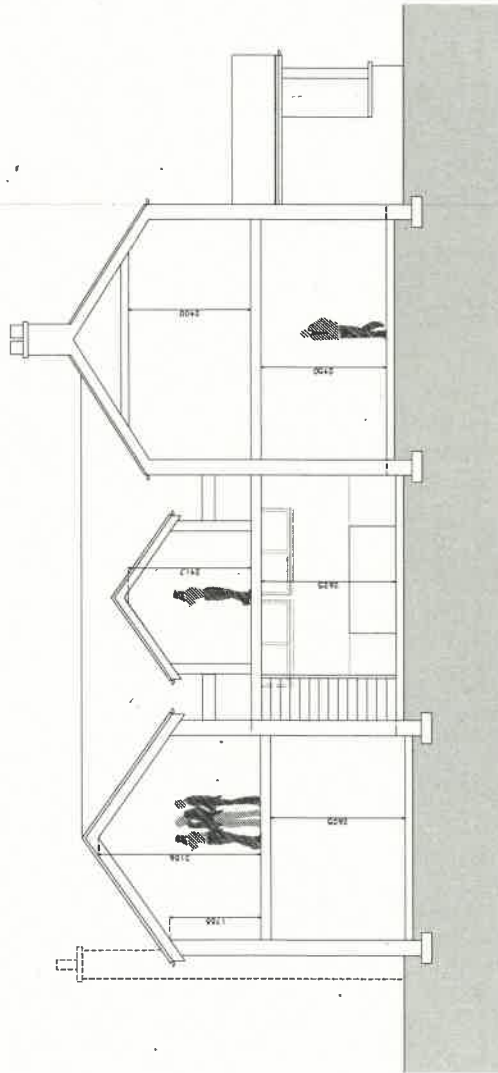
SCALE: 1:50

DRAWN BY: J.L.

CHECKED BY: F.



Section AA



Section BB

linberg <small>Architects</small> 100 York Street, Suite 200, Toronto, Ontario M5E 1B4 Tel: 416-929-1111 www.linberg.ca	Proposed sections
	Project: R Title: P704 Date: 1:50 @ A1, J.L.

