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## PLANNING COMMITTEE 1/11/21

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**Present:** Eric M. Jones (Chair)  
Gareth A. Roberts (Vice-Chair)

**Councillors:** Elwyn Edwards, Berwyn Parry Jones, Huw Gruffydd Wyn Jones, Edgar Wyn Owen, Anne Lloyd Jones, I. Dilwyn Lloyd, Eirwyn Williams, Owain Williams, Stephen W. Churchman, Gareth Tudor Morris Jones and Louise Hughes

**Others Invited:**

**Also in Attendance:** Gareth Jones (Assistant Head, Environment (GC)), Lowri Haf Evans (Members and Scrutiny Support Officer), Keira A. Sweeney (Planning Manager) and Iwan G. Evans (Head of Legal Service)

**APOLOGIES:** Councillors Simon Glyn

### 1. APOLOGIES

Apologies were received from Councillor Simon Glyn and Councillor Mike Stevens (Local Member for application 5.2)

### 2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) Councillor Berwyn Parry Jones in items 5.4 (C21/0617/16/LI) and 5.5 (C21/0648/11/LL) on the agenda, as he was a member of Adra's Board.

The Member was of the opinion that it was a prejudicial interest, and he withdrew from the meeting during the discussion on the applications.

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

- Councillor Peter Read, (not a member of this Planning Committee), in item 5.1 on the agenda, (C19/1215/40/EIA)
- Councillor Anne Lloyd Jones (a member of this Planning Committee), in relation to item 5.2 on the agenda, (C20/0981/09/LL)
- Councillor Dafydd Owen (not a member of this Planning Committee), in item 5.4 on the agenda (C21/0617/16/LL)
- Councillor Gareth A. Roberts (a member of this Planning Committee) in relation to item 5.5 on the agenda (C21/0648/11/LL)
- Councillor Elfed Williams (not a member of this Planning Committee), in item 5.6 on the agenda (19/2294/18/LL)

### 3. URGENT ITEMS

None to note.

### 4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 4 October 2021, 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.

## 6. APPLICATION NO C19/1215/40/EIA HAFAN Y MOR HOLIDAY PARK, PWLLHELI, LL53 6HX

Proposed master-plan comprising the demolition of 56 apartments, creation of new bases for the siting of static caravans, new team accommodation, new beach café including terrace and play area, new coastal defences, minor realignment of All Wales Coast Path as well as associated landscaping, drainage, access and infrastructure works (amended plans).

Attention was drawn to the late observations form.

Some of the members had visited the site (20/10/21).

- a) The Planning Manager elaborated on the application's background. The application had been deferred at the Planning Committee held on 4 October 2021 to undertake a site visit. It was explained that the application sought full planning permission to demolish 56 apartments, create new bases for the siting of static caravans, new team accommodation, new beach café including terrace and play area, new coastal defences, minor realignment of All Wales Coast Path as well as associated landscaping, drainage, access and infrastructure works at the Hafan y Môr Holiday Park.
- b) The development had been divided into parcels:
  - Parcel B - Siting of 27 static caravans.
  - Parcel E - Siting of three static caravans and construction of 2, two-storey buildings to provide staff accommodation.
  - Parcel F - Demolition of 4 apartment blocks (56 apartments / 272 guest spaces) and siting of 26 static caravans.
  - Parcel G - Siting of 80 static caravans.
  - Parcel H - Redevelopment of the former sewage treatment plant and erection of a single-storey café with a terrace to the front and car park.
  - Parcel I - Siting of 18 static caravans.
  - Parcel J - Coastal defence works that included work on 320m of the coastline. The proposal entailed landward realignment of the coastline to create sand and gravel beaches in between four fish tail shaped rock-armour breakwaters. Approximately 120m of the works would replace the existing linear rock coastal defences. The Wales Coast Path was also to be re-aligned.

The plans were discussed and attention drawn to the additional observations received in response to the second consultation with relevant agencies. It was considered that the principle of the main aspects of the development, which included work on sea defences, siting additional static caravans, providing

additional accommodation to staff and constructing a café, was acceptable given all planning matters, including local and national planning policies and guidance.

c) Taking advantage of the right to speak, the Local Member made the following points:

- He supported the application.
- That Hafan y Môr offered local employment - 96% of workers were local (that a percentage of workers (around 4%) were from outside the County and were part of the entertainment). That Managers were on competitive salaries and the seasonal workers were paid wages that were higher than the minimum wage.
- The company's intention was to develop and modernise the site.
- That the coastal defence work was to be welcomed.
- Local contractors would be engaged to carry out the work - some had already been in contact concerned that they would have to let workers go should the application be refused.
- That 14,000 fewer people used the Park now compared to the 90s when it was at its peak.
- 26 acres of trees had been planted - and these were now mature trees.
- That 20 acres of hard standing had been removed.
- The intention was only to move and modernise the staff building - no basis to refuse this.
- It was intended to extend the museum to promote local history.

ch) It was proposed and seconded to approve the application

d) During the ensuing discussion, the following observations were made by members:

- That visiting the site had been very useful and was an opportunity to see the locations and the sites of the proposed developments.
- The location for a new staff building was suitable and well screened.
- The site was neat and organised.
- The caravans in parcel G had been set back on the land and therefore protected the view along the coast
- That the Park was offering work locally - this was crucial to keep our young people living locally
- The lodges were manufactured in Porthmadog and therefore the Park supported employing local businesses.
- That the applicant had made a reasonable attempt to meet the need
- The application had been submitted since December 2019 - the applicant had worked with the Economy Department and the Planning Department - the scheme was a major investment for Gwynedd - £13m of private investment - why choose to refuse this?
- The intention was to update and modernise the Park so that it responded to the standards and requirements of the 21st Century.
- There was no change to the size of the site.
- There were too many caravans on the site.
- Many signs in English only.
- There was no need for a café on the beach - there were plenty of eateries at the Park - the building was intrusive on the coast and an over-development.
- The new café would take business away from other local restaurants on

the coast.

- Need to consider flood implications - NRW have not responded to surface water flooding concerns

dd) In response to an observation that Councillor Owain Williams was the owner of a nearby caravan park and that he should not participate in the discussion, the Head of Legal Services noted that it was the Councillor's responsibility to declare an interest, but that the Councillor had received advice noting that his caravan site was not within six miles of the Park, and this did not mean there was a competitive element and that it was not a prejudicial interest.

In response to a request to defer the decision to hold further discussions on the numbers (61 pitches were not being used, and therefore it was suggested to remove 61 from the total of 85, leaving an increase of only 24, which would alleviate the Community Council's concerns), it was noted that extensive discussions had been held with the applicant and that the number of pitches and their visual impact had already been reduced as a result of these discussions. It was highlighted that the Committee had to consider the application in question and should there be a proposal to amend the application, the applicant would be expected to submit a new application. The Assistant Head of Department said that the report was detailed and that the intention was to modernise and upgrade the park and that the policies supported the principle of upgrading it.

In response to an observation about flooding, it was noted that the site was not located within a C1 or C2 flood zone and that the considerations had not changed under the new TAN.

#### **RESOLVED:**

**To delegate powers to the Assistant Head of the Environment Department to approve the application, with conditions:**

1. **Timescales.**
2. **In accordance with the plans, the documents and the approved Environmental Statement.**
3. **Materials.**
4. **Drainage**
5. **Construction times.**
6. **Landscaping and completing the mitigation proposals.**
7. **Tree protection.**
8. **Archaeological investigation in parcels G and J.**
9. **Welsh language mitigation measures - advertising on site, names of the development, internal signage.**
10. **Continue to monitor reptiles.**
11. **Diversion of coast path to be carried out in accordance with the route shown for the duration of the coastal defence works and reinstated following completion of works.**
12. **Installation of fat/grease traps on the foul drainage at the cafe.**
13. **Submission of a CEMP.**
14. **Submission of long-term management plans for protected sites (habitats)**
15. **Holiday use only on the site, keep a register, accommodation not to be used as permanent residential accommodation.**
16. **Phasing conditions.**
17. **Number of units (75 touring caravans, 1,323 static caravans)**

**For information: SuDS, standard NRW advice given to the developer.**

**7. APPLICATION NO C20/0981/09/LL LAND ADJACENT TO GLAN Y MOR MARINE PARADE, TYWYN , LL36 0DJ**

Application to omit 3 affordable and 2 open -dwellings and erect 4 affordable and 5 open-market houses to provide net increase of 4 dwellings in relation to approved consent C06M/0069/09/LL.

- a) The Planning Manager highlighted that the application involved erecting 4 affordable and 5 open-market houses instead of 3 affordable and 2 open-market houses that had been previously approved under consent C06M/0069/09/LL. The proposal would include a terrace of four houses, a terrace of three houses and two semi-detached houses; the affordable units would be in the three 2 bedroom terrace houses and one 3 bedroom terrace house; the open-market ones would be in the three 3 bedroom terrace houses and the two 3 bedroom semi-detached houses. It was reiterated that all the houses were two-storey with slate roofs and external brick walls.

The application was submitted to the Committee as it involved five or more houses.

It was reported that the site was located within the development boundary and formed part of a broader site which had been designated for housing development in the LDP and was also within the Dyffryn Dysynni Landscape of Outstanding Historic Interest. The site was surrounded by residential dwellings. Access would be gained to the site from Warwick Place Road which was an unclassified road.

It was explained that it was not entirely clear whether a housing association would take on the affordable units proposed as part of the application. It was noted that discussions were being held with Grŵp Cynefin and that the site had been discussed with the Council's Strategic Housing Unit and a decision to proceed by the Cynefin Board was awaited - however, nothing formal had been agreed thus far.

As the site was located within Tywyn development boundary and was also designated for residential development in the LDP it was considered that the proposal was acceptable to be permitted subject to including appropriate conditions that would include agreeing on a provision plan for the affordable housing.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- She was happy with the recommendation
  - There was a genuine demand and need for housing in Tywyn
- c) It was proposed and seconded to approve the application.
- ch) During the ensuing discussion, the following observations were made by Members:
- That suitable sites for building affordable housing were scarce in Tywyn.

- The application was to be welcomed.

**RESOLVED: To approve the application**

**Conditions:**

1. **Five years.**
2. **In accordance with the documents/plans submitted with the application.**
3. **Natural slate.**
4. **Samples of materials and colours for the houses to be agreed with the LPA.**
5. **Highways Conditions.**
6. **Soft and hard landscaping.**
7. **Ensure a plan/arrangement to provide the affordable units.**
8. **Removal of permitted development rights for classes A-E.**
9. **Submit details to be agreed for the disposal of sewage and surface water from the site.**
10. **Condition to secure Welsh signs and names for the houses.**

**Welsh Water Notes, Highways, SUDS**

**8. APPLICATION NO C21/0163/40/LL LAND NEAR PONT BODFEL, LON BODUAN, EFAILNEWYDD, PWLLHELI, LL53 6DW**

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that the application was a full application to construct a new vehicular bridge and to re-align the A497 highway as the original bridge had suffered structural damage in January 2019. It was explained that the A497 was one of the main routes between the towns of Pwllheli and Nefyn and the existing bridge was a grade II listed structure which spanned the Rhyd Hir river. It was noted that the site was located within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest and the Gefail y Bont wildlife site abutted the northern end of the existing bridge. It was reiterated that the area to the south of the bridge, where the new bridge would be located, was within a Western Llŷn Special Landscape Area designation.

It was explained that the proposed scheme measured approximately 600m long, including the tie-ins on both sides of the existing road. The proposed bridge would be a concrete arch clad with local masonry. No objection had been received to the application and it was reported that the flooding element had received significant consideration.

It was noted that the area was within C2 flood zone on current flood maps and in Technical Advice Note 15: Development and Flood Risk (2004). Therefore, a Flood Consequence Assessment had been submitted with the application. Natural Resources Wales had expressed concern that the assessment did not indicate how the risks and their outcomes would be managed. As a result, an amended assessment had been submitted to clearly demonstrate the flood risk management measures. It was found there would be some change to flooding depths due to the nature of the land, but it was noted that this would be a negligible change even during extreme

periods. It was suggested that the greatest change between the two bridges would be evident when flood water was expected to rise up the slopes on either side of the bridge. It was reiterated that it was intended to purchase this land as part of the arrangements for constructing the new bridge.

Having considered the amended Flood Consequence Assessment along with the other relevant information that was submitted, it had been sufficiently demonstrated that the development would not cause any increase in the risk to life or any significant risk to property. NRW had no objection to the amended plan and therefore, it was considered that the application complied with TAN 15 and policy ISA 1 of the Joint LDP.

Having considered all material planning matters including local and national policies and guidance and all observations received, it was considered that the proposal was acceptable and in line with relevant policies.

- b) It was proposed and seconded to approve the application.
- c) During the ensuing discussion, the following observations were made by members:
- The development was to be welcomed.
  - The area of the bridge was dangerous.
  - It was hoped that the new bridge would be completed in time for the National Eisteddfod in 2023.
- ch) In response to a question whether the bridge would be multi-use – as a footpath, cycle path and bridle path, it was noted that it was intended to use the old bridge for this purpose.

**RESOLVED: To delegate powers to the Senior Planning Manager to approve the application subject to conditions**

1. **Time**
2. **In accordance with the plans**
3. **Biodiversity**
4. **Highways**
5. **Agree materials**
6. **Archaeology**
7. **Construction Environmental Management Plan to be submitted**
8. **Landscaping / Trees**
9. **Flooding matters**

**9. APPLICATION NO C21/0617/16/LL LAND NEAR CAE GORS, TREGARTH, BANGOR, LL57 4NE**

**Erect 12 affordable dwellings, new access and associated works.**

Attention was drawn to the late observations form.

- a) The Senior Development Control Officer highlighted that the application was for the erection of 12 two-storey affordable homes on a site that was mostly located within the development boundary of the Local Village of Tregarth. The proposal included the following elements: -
- Provision of 12 affordable homes in the form of: (i) 4 x two-bedroom

houses, 4 persons (social rent); (ii) 4 x three-bedroom houses, 5 persons (social rent); 1 x two-bedroom house, 4 persons (intermediate rent) and 3 x three-bedroom houses, 5 persons (intermediate rent).

- Closing the existing access from the class III county road (Tal Cae) and creating a new access further to the east.
- Creating a footpath at the front of the site that would link with the existing footpath to the west.
- Widening the adjacent road to 5.5m to meet the Council's adopted requirements.
- Deviating the watercourse that ran through the site to the western peripheries of the site.
- Creating ecological corridors.
- Parking spaces within the curtilage of the proposed houses.
- Erecting fencing of varying design, height and material.
- Erecting domestic sheds within rear gardens as well as bin storage sites.

It was reported that the principle of constructing houses on this particular site was based in Policies PCYFF 1, TAI 4, TAI 15 and PS 5 of the LDP. It was highlighted that Policy TAI 4 supported new housing in local villages to meet the LDP's strategy through housing designations and suitable unallocated sites within the development boundary based on the indicative provision within the Policy itself. Consequently, the proposal would mean that Tregarth would move beyond its indicative growth level, however this site could be approved against general provision (based on the completion rate so far) within the Villages, Clusters and Open Countryside category.

It was noted that Policy TAI 15 sought a suitable provision of affordable housing and with the proposed development proposing an increase of 12 affordable units, this meant that the proposal corresponded with the percentage requirements of affordable units within this Policy. It was noted that Policy PS5 supported development where it could be demonstrated that it was consistent with sustainable development principles including suitable sites within development boundaries and that the element of sustainable development and accessibility on this site would be one of the main considerations when selecting sites for housing within the LDP by the Planning Inspector. Given that all the houses would be affordable (rather than the 20% that needed to be provided), it was considered that the application was acceptable in principle.

In terms of affordable housing and housing mix, and Affordable Homes Statement had been submitted by Adra along with a Housing Mix Statement in accordance with the requirements of Policy TAI8 and TAI15 of the LDP together with the SPG: Housing Mix and Affordable Housing. It appeared that there was robust evidence regarding the need for affordable homes and that the greatest need in the Tregarth area was for social and intermediate rented units consisting of two and three bedrooms. It could be ensured that the homes would be affordable currently and in perpetuity by imposing a standard planning condition within any planning permission.

In terms of transportation and access matters it was highlighted that consideration had been given to the concerns of local residents regarding the suitability of the local roads network in coping with additional traffic. In response to the statutory consultation period, the Transportation Unit had confirmed that there was no objection to the proposal noting that the



development proposed to improve the nearby road and would also provide parking on a ratio of two parking spaces per property; a small estate road with an access of standard design along with a turning space to allow vehicles to turn and exit the site in forward gear. The Unit recommended including relevant conditions/notes should the application be approved in order to ensure that the work was completed to statutory road safety standards.

In relation to flooding and drainage local residents had submitted concerns regarding the fact that the watercourse running through the lowest part of the site was, currently, located within Zone A of the Development Advice Maps (DAM), included in Technical Advice Note 15: Development and Flood Risk (July 2004). As a result, there would be a need to realign the existing watercourse towards the western periphery of the site with the intention of discharging surface water from the site/new structure to the watercourse itself. Any water discharge to the watercourse would have to be agreed with the Water and Environment Unit as a Sustainable Drainage System Approving Body (CCS) and an Ordinary Watercourse Consent would be required for any work that could affect the river flow. It was suggested that a note could be attached referring the applicant to the need to obtain the relevant consents and licences from the Council's Water and Environment Unit prior to the commencement of any work on the site.

In terms of open spaces, according to Policy ISA 5 of the LDP, proposals for 10 houses or more in areas where existing open spaces could not meet the needs of the proposed housing, should provide suitable provision of open spaces. The latest information received by the Joint Planning Policy Unit showed that there was a lack of play areas with play equipment for children in Tregarth and, therefore, to this end, a financial contribution of £2,380.43 would be required to meet this lack of provision. This contribution could be secured by asking the applicant to sign an Agreement under Section 106.

It was considered that the proposal to develop 12 affordable homes would be a positive response to the various housing needs that had been identified in the area. It was not considered that the proposal was contrary to local or national policies and there was no material planning matter that outweighed the policy considerations.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- The Arfon Planning Manager reported that the Community Council had no objection to the application. It was suggested that these three houses could be held back until the houses on the slope were constructed to show the pattern of the surface water flow.
  - What situation would the tenants of these houses be in should the houses suffer flooding - would they have insurance?
  - Concern about the safety of children near the river - would fencing be erected to prevent access to the river?
  - Need more information on the water discharge process - would the water affect livestock? Would it contain soap?
  - Accept the proposal to extend the footpath along the edge of the site, but surprised that the Highways Department had not commented on the narrow bridge located near the site.
  - It was proposed to include a condition about local slate rather than natural slate as there was a quarry nearby.

- c) In response to the observations, it was confirmed that matters relating to the river had been discussed with the Water Unit prior to submitting the application and should the application be approved - in accordance with the new regulations, the process would have to comply with the statutory requirements. It had also been confirmed that a 1.8m fence would be erected behind the gardens to prevent access to the river. It was noted that no observations had been received from the Highways Department regarding the bridge and it was suggested that the Local Member should contact the Department directly to discuss the concerns. In the context of using local slate, it was noted that the request was contrary to European requirements.
- ch) It was proposed and seconded to approve the application.
- d) During the ensuing discussion, the following observations were made by members:
- The use of natural slate rather than local slate appeared ironic given that the proposed site was within a slate area. It was accepted that it was not possible to enforce this, but it would be reasonable to ask the applicant to consider using local slate.
  - The bridge was very narrow and the concerns should be considered during the development.
- dd) In response to an observation regarding the use of local slate, the Head of Legal Services noted that it was not possible to include a condition for a specific type of slate, but they could advise the applicant to consider local slate.

**RESOLVED:**

**To delegate powers to the Senior Planning Manager to approve the application subject to the applicant completing a Legal Agreement under Section 106 to ensure a financial contribution for the provision of open spaces and the following conditions:**

1. **Five years.**
2. **In accordance with the plans and documents submitted with the application.**
3. **Natural slate.**
4. **Highway conditions.**
5. **Tree planting scheme.**
6. **Biodiversity mitigation measures conditions to include compliance with the requirements of the Preliminary Ecological assessment; provision of Pollution Prevention Plan; ensuring that the site is permeable for hedgehogs and submitting a biodiversity improvement plan**
7. **Limit working hours between 08:00-18:00 Monday to Friday, 08:00-13:00 Saturday and not at all on Sunday or Bank Holidays.**
8. **Agree on details regarding a Welsh name for the development together with advertising signage informing of and promoting the development within and outside the site.**
9. **Removal of development rights from the affordable housing.**
10. **Ensure a plan/arrangement to provide the affordable housing.**
11. **Submit an Environmental Management Plan to include noise, vibration and dust.**
12. **Ensure compliance with British Number BS 5837:2012.**

**13. Condition to submit a foul water drainage plan from the development.**

**14. Samples of materials and colours for the houses and the hard and soft landscaping.**

**Note: inform the applicant of the need to submit a sustainable drainage strategy plan for approval by the Council's Water and Environment Unit.**

**Note: advise the applicant to consider local slate**

**10. APPLICATION NO C21/0648/11/LL PLAS PENRHOS, FFORDD PENRHOS,, BANGOR, LL57 2BX**

**Demolition of existing office building and erection of 39 living residential apartments for adults aged 55+ together with associated works**

Attention was drawn to the late observations form.

a) The Senior Development Control Officer highlighted that this was a full application for the demolition of the existing building (unoccupied offices previously used by the Countryside Council for Wales) and the construction of a replacement building that would provide 39 residential flats for people aged 55+. The proposal included the following elements:

- Provision of 39 flats that included 18 one-bedroom flats and 21 two-bedroom flats and each flat would be offered as an affordable unit.
- Provision of 31 parking spaces with six of these for disabled parking and six spaces for electric vehicle charging points.
- Using the current access from Penrhos Road through Llys Adda as per the current arrangement. The parking spaces were located to the south and to the west within the application site.
- Erecting a building that varied from three storeys in the north (facing Penrhos Road) to four storeys in the south taking the gradient of the land within the site itself into account. The new building would be set in an "I" shaped form with the external elevations broken up by using numerous and various openings (some with Juliet balconies), various materials (e.g. clean brickwork, coloured render, grey panelled windows and doors that reflected vertical timber work and a blue slate roofing system) along with recessed walls.
- Landscaping to include soft landscaping with a number of existing trees retained and additional planting work to mitigate for the loss of some trees, *cloddiau*/privets, shrubs and hard landscaping to include footpaths and an architectural feature in the form of a sphere water fountain near the main entrance.
- Communal amenity spaces around the building as the building itself was located more or less in the centre of the site.
- Installation of solar panels on the roof.

It was reported that the site was located within the development boundary of Bangor as contained in the Gwynedd and Anglesey Joint Local Development Plan, 2017 (LDP) but it had not been designated for any specific use. It was highlighted that the site was included within Tree Preservation Order ref. 3/TPO/A85, which also included the Llys Adda Estate to the south of the application site.

It was highlighted that a large number of documents had been submitted to support the application.

It was explained that the principle of constructing houses on this site was based in Policies PCYFF1, TAI1, TAI15, PS5 and PS17 of the LDP. Bangor was identified as an Urban Service Centre in Policy TAI1 and this policy supported housing developments to meet the LDP's Strategy (Policy PS17), which were located on housing designations and suitable windfall sites within the development boundary, and were based on the indicative provision contained within the LDP itself. This meant that Bangor, by completing the existing land bank, reached its indicative growth level of 969 units and, in such circumstances, consideration would be given to the units that had been completed thus far within the Key Centres tier where there was a shortage of 371 units. Under such circumstances, the applicant would be required to outline how the proposal would address the needs of the local community. To this end, the following information was submitted:

- Provision of 39 residential flats for people aged 55+ on a brownfield site within the development boundary.
- Although the capacity figures for Bangor had been reached, it was considered that the housing supply figure was an indicative figure only.
- Although capacity figures for Bangor had been reached, it was considered that the proposal to provide 100% affordable units addressed the needs of the local community - reference was made to the response of the Strategic Housing Unit following the statutory consultation process.

In the context of visual amenities, it was noted that the site was fairly prominent within the local street-scene and the impact on visual amenities was considered by referring to the following principles:

- Scale - it was believed that the scale and mass of the proposed building would be reduced by providing façade elevations that were broken up by various openings, various materials together with creating recessed walls on the main elevations.
- Design - it was proposed to create a modern residential development given that numerous dwellings in the catchment area of the application site had modern elevations.
- Setting - the site was located within an urban context of fairly high housing density, which also included vegetation and trees. The building's setting within the site meant that it followed the footprint of the existing building. It was reiterated that physical constraints, shape, vegetation and trees that were subject to a tree preservation order determined where any new building could be located.
- Landscaping and trees - the proposal involved undertaking soft and hard landscaping. As the site was included within the Plas Penrhos tree preservation order area, an Arboriculture Impact Assessment had been submitted. The Assessment confirmed that only four trees within the site were in Category A (trees of high quality), 12 in Category B (moderate quality), 10 in Category C (trees of low quality) and 2 within Category U (trees that needed to be felled due to their poor quality). As a result, subject to compliance with the contents of the assessment, it was anticipated that the development would have minimum impact on the arboriculture environment of the site.

In the context of general and residential amenities, a number of objections / concerns had been received from local residents relating to matters that included overlooking, loss of privacy, loss of light and shade considering the scale of the proposed building. In response, a Report on Daylight and Sunlight within the site and on the outskirts of the site had been submitted.

In the context of transport and access matters, it was highlighted that the proposal included using the existing junction to the class III county road, Penrhos Road and the junction with the Llys Adda Estate road. It was also intended to provide parking spaces for 31 cars with six of them as disabled spaces and six of them for electric vehicle charging points. A new pedestrian crossing would be provided along Penrhos Road and adjacent to the application site that would make the proposal accessible for pedestrians, which would be realised under Section 278 of the Highways Act, 1980. It was noted that the Transportation Unit had no objection to the development in principle subject to agreeing on details of the crossing with the applicant.

It was considered that the proposal would improve the visual appearance of the currently dormant site and with 100% of the units affordable, it would greatly contribute towards the affordable housing needs of the city. Full consideration had been given to the observations received from local residents and it was acknowledged that a development of this size would change the character of the local environment. Nevertheless, having assessed the current proposal in its entirety, no substantial harmful impact contrary to local planning policies and relevant national guidance had been identified.

- b) Taking advantage of the right to speak, the applicant's agent noted the following points:
- The proposal was for the demolition of an existing office building and erection of a new block of 39 one- and two-bedroom flats for adults aged 55+.
  - All of the flats would be provided as affordable units and developed by the Local Housing Association, Adra.
  - The officer's report provided a detailed assessment of the application.
  - The local need for this type of units was high in Bangor with over 130 individuals aged 55+ waiting for one- or two-bedroom units.
  - The units would be let using a joint Local Lettings Policy.
  - Residents would be selected from the Council's housing options list with priority given to residents with a local connection - it was expected for the units to be occupied by residents from the Bangor city area.
  - Providing units of this type would enable local residents aged 55+ to get access to modern accommodation of high, suitable standard for an affordable rent.
  - At present, a high percentage of the residents in the Bangor city area under-occupied their current homes. Following changes to the benefits system, a number of tenants had suffered as a result of the bedroom tax and, therefore, wanted to move to a smaller home. Not only would the proposed development help to meet the need for units for those aged 55+, but it would also release homes that would be more suitable for families who needed homes in the city.
  - With residents aged 55+, it was not expected for a high percentage of them to be working and, therefore, it was likely that traffic movements would be lower than its previous use as an office. Following detailed

discussions with Highway Officers, it was confirmed that they had no objection on the grounds of highway matters.

- With the development already addressing the need for housing for local people living in the city, an unacceptable impact on the Welsh language was not expected. However, Adra was willing to commit to undertake a linguistic study after residents had moved into the units, and to find out the true picture in terms of the language situation.
- That the planning officers recommended approving the application - it was hoped that the committee would support the application to provide social rented housing that were genuinely needed for local people in the city of Bangor.

c) Taking advantage of the right to speak, the Local Member made the following points:

- That a number of Llys Adda residents had highlighted their concerns to him.
- A site meeting had been held with Adra.
- Many expressed that the density of 39 flats appeared to be excessive.
- The area was known for serious traffic problems.
- An element of overlooking affected some Llys Adda houses.
- The proposal would have a negative impact on the amenities of current residents.
- There were insufficient parking spaces.
- That use needed to be made of the dormant building - a health centre would be better than a residential centre.
- Standard affordable homes were needed but the figures had already been reached in Bangor.

ch) It was proposed and seconded to approve the application.

d) During the ensuing discussion, the following observations were made by members:

- Such a scheme would release homes for local people - allowing the current tenants of Adra to move to smaller houses which released homes for families.
- A similar project in Tywyn had been very successful.
- The site needed to be developed.
- An excellent plan with some negative elements.
- Were 4 floors reasonable considering the age of the tenants? Would it be possible to adapt the plan to reduce density?
- The development would add to traffic problems in the area.
- The Council had lost an appeal in the past due to a decision on the impact of traffic on Penrhos Road.

dd) In response to the observations, it was confirmed that lifts had been included as part of the development plans to ensure easy access to the floors / flats. It was added that discussions had been held regarding traffic, but the proposal was unlikely to contribute towards current problems on Penrhos Road as only a low number of tenants would go to work.

The Assistant Head of Department added that use of the site as a busy office in the past had to be considered and that the plan in question met local needs. It was highlighted that the plan was part of the Council's Housing Plan vision - accepted that there were concerns about the size and amenity

impact on nearby residents, but these matters had been assessed in detail.

**RESOLVED:**

**To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions:**

1. Five years.
2. In accordance with the plans/details submitted with the application.
3. Compliance with the parking scheme.
4. Compliance with the landscaping plan along with future maintenance work.
5. Secure a plan/arrangements to provide the affordable units e.g. mix, tenure, occupancy criteria, timetable and arrangements to ensure that units are affordable now and in perpetuity.
6. Compliance with the recommendations of the Bat Survey Report and the Preliminary Ecological Assessment.
7. Agree on details regarding Welsh names for the development before the residential units are occupied for any purpose along with advertising signage informing and promoting the development.
8. Working hours limited to 08:00-18:00 Monday to Friday; 08:00-13:00 Saturday and not at all on Sunday or Bank Holidays.
9. Condition to comply with the Lighting Plan submitted with application.
10. Submission of a Construction Method Statement to include measures to reduce noise, dust and vibration to be agreed with the LPA.
11. Restrict the use to prospective occupants aged 55+.

**Note: Need to submit a sustainable drainage system application to be agreed with the Council.**

**11. APPLICATION NO C19/1194/18/LL CAPEL EBENESER STRYD FAWR, DEINIOLLEN, CAERNARFON, GWYNEDD, LL55 3HU**

**Conversion of chapel to 7 residential units to include an affordable unit together with a new access and parking spaces**

Attention was drawn to the late observations form.

- a) The Senior Development Control Officer highlighted that this was a full application to convert the redundant chapel and school-room into 7 residential flats on a site located opposite the High Street in Deiniolenn. It was noted that its use as a chapel/vestry had ended in January 2013, and although it was not located within the Deiniolenn Service Village development boundary, it had not been designated for any particular use. The application was split into several elements, which included:
  - Providing 4 two-bedroom flats within the former chapel on two floors and provide 1 two-bedroom flat and 2 one-bedroom flats within the former vestry with the one-bedroom flat as an affordable unit for rent.
  - Provide 9 parking spaces at the front of the vestry.
  - A bin/recycling storage would be provided opposite the parking spaces.
  - A new vehicular access would be created (replacing the existing access) off the nearby class III county highway (High Street).

- A tree planting scheme would be undertaken.

It was highlighted that a number of documents had been submitted to support the application.

It was reported that the principle of providing residential units on this particular site was based on Policies PCYFF 1, TAI 3, TAI 15, PS 17 and ISA 2. It was explained that Policy TAI 3 stated that in Service Villages, housing to meet the Plan's strategy would be secured through housing designations along with suitable windfall sites within the development boundary. However, as Deiniolen had seen its expected growth level on windfall sites via units completed in the period from 2011 to 2021 and completed the current land bank, there would be a need for the applicant to demonstrate that the proposal would address the needs of the local community. To this end, the applicant had submitted relevant information and, as a result, the local need could be justified for the types of residential units proposed in this current application.

It was explained that part 2 of criteria i - iii of Policy ISA 2 stated that there was a presumption to resist the loss or change of use of an existing community facility unless:

- i. a suitable replacement facility could be provided by the developer either on or off site, and within easy and convenient access by means other than the car, or
- ii. it could be demonstrated that the facility was inappropriate or surplus to requirements, or
- iii. in relation to a commercially operated facility: there was evidence that the current use had ceased to be financially viable, and that it could not reasonably be expected to become financially viable; that any other suitable community use could not be established and there was evidence of genuine attempts to market the facility, which had been unsuccessful.

In response, it was reported that the applicant had stated that the building had been on the market since January, 2013 and was only sold in October, 2018 which indicated that there was not much interest within the market for former places of worship. It was added that no interest had been shown to continue with its use as a place of worship and reference was made to another place of worship nearby, namely Eglwys Crist, Llandinorwig.

It was considered that converting the building into small, quality flats would make appropriate use of the site and the property bearing in mind that it was situated in an area that was mainly residential. It would also be an opportunity to improve and tidy-up the site in terms of visual amenities and also a means to avoid any anti-social behaviour in this part of the village.

In the context of visual amenities, the nature, scale and central location of the site in the established built area was considered. Should it be approved, it was considered that it would not have a detrimental impact on the visual amenities of this part of the street-scape or on the character and wider integrity of the Dinorwig Landscape of Outstanding Historic Interest, and now its location within the Wales Slate World Heritage Site.

In the context of affordable housing and housing mix matters, a Housing



Mix Statement had been submitted, which noted:

- The 7 units would be for intermediate rent with 1 one-bedroom unit as an affordable unit (in accordance with Policy TAI15 requirements).
- That prices for the one- and two-bedroom units had been submitted by a local estate agent based on the conditions of the local housing market together with comparing similar evidence.

In line with the advice included in the relevant SPG, the Council's Housing Options Team was contacted along with the Rural Housing Facilitator. Information had been received noting that the need for one- and two-bedroom units was high - 46 applications had been included in the Council's Common Housing Register for one- and two-bedroom flats, 32 applications for a one-bedroom flat and 35 applications for a two-bedroom flat. It was highlighted that the Gwynedd Local Housing Market Assessment (2018 to 2023) confirmed that there was a shortfall of 13% for one-bedroom units with a shortfall of 11% for two-bedroom units in Gwynedd and it was estimated that the need for small units (1 and 2 persons) together with larger units (5 persons) would increase up to 2035. On the whole, the 2011 census indicated that the number of private rented properties on the market had reduced and that the size of families had also reduced, which suggested that the need for smaller units would increase. Consequently, small rental units as proposed in the application in question, would help to satisfy this need.

The Council's Housing Options Team confirmed that there were 54 applications for two-bedroom social units in Deiniolen with 38 interested in one-bedroom units and although 6 of the flats were open market, their rental/sale price was equivalent to providing affordable units. Therefore, it was considered that the application could be supported based on the requirements of Policy TAI 8 and the relevant SPG and it could be ensured that the affordable unit was affordable now and in the future by including a standard planning condition.

Having considered that the proposal to provide 7 residential units including an affordable unit was a positive response to the need for small residential units in Deiniolen, the proposal was acceptable subject to including the conditions listed in the report along with one relating to the installation of opaque glazing.

- b) Taking advantage of the right to speak, the applicant's agent noted the following points:
- They had purchased Capel Ebeneser in 2018 and had submitted a planning application to the Council in December 2019.
  - That Capel Ebeneser was a striking and prominent building in a residential area, it was convenient with a bus stop and facilities nearby.
  - That the building was deteriorating from year to year and, unfortunately, attracted anti-social behaviour and vandalism.
  - It was proposed to adapt the building that was a gateway into the village, into five two-bedroom units and two one-bedroom units, which would be affordable for prospective local people.
  - It was proposed to make the chapel look attractive and maintain it to a high standard, by preserving the original external appearance, in order to remember the historical roots of this important building.

- That the Gwynedd Local Housing Market Assessment confirmed that there was a shortfall of one- and two-bedroom units in Gwynedd, and that the need for smaller units would increase over the next few years.
  - That over 60% of Gwynedd's population could not afford to purchase a house in the county.
  - That the prices of all units would be affordable to ensure that local young people get the opportunity to get onto the property ladder.
  - That Gwynedd Council's Housing Action Plan 2021-2026/27 noted that "there was a need to ensure that the people of Gwynedd have access to a suitable home of a high standard, that is affordable and improves their quality of life."
  - That the Cabinet Member for Housing and Property, Councillor Craig ab Iago had noted that the Housing Action Plan of the Housing and Property Department had been established by the Council to address the lack of suitable housing available for local people in Gwynedd.
  - That Councillor Craig ab Iago noted "my main priority is to ensure that as a Council, we do everything within our ability to offer homes for Gwynedd residents in our communities. We know that our young people are facing more challenges than ever to find a suitable home locally and this is an unfair and unjust situation".
  - The Committee was requested to agree with the recommendation of the Planning Officer that converting Capel Ebeneser into residential units was a positive one.
- c) Taking advantage of the right to speak, the Local Member made the following points:
- Concern from local residents as to who would occupy the flats - would homeless people from Noddfa Hostel get priority over local residents?
  - During his time as a local Councillor (over 9 years), no local person had asked him about a flat - therefore, how does the proposal respond to the local need?
  - How would the applicant manage the situation?
  - That a meeting had been held with the applicant in August and nearby residents had submitted concerns - these observations had not been addressed at all.
- That there were 9 parking spaces for 7 flats - was this sufficient? No space on the high street to park.
  - What were the owners' plans for the cemetery?
  - That bats had been seen around the Chapel.
  - If the flats would be inexpensive, what impact would this have on the value of nearby homes?
  - The desire of the community was to seek a community facility / multi-purpose centre, but there was no evidence of the efforts.
  - The linguistic element was weak in terms of a Welsh name only - other flats had been erected locally and no Welsh speakers lived in them.
  - Hostel Noddfa had opened in Deiniolen in 1974 for vulnerable women in Gwynedd, but it was now a hostel for the homeless and the local area had not been informed of the change of use - would

this happen to Capel Ebeneser - would the criteria change overnight?

- As Councillors, would you be willing to accept such flats in your own wards?

ch) It was proposed and seconded to approve the application.

d) During the ensuing discussion, the following observations were made by members:

- That there was a need to consider the Local Member's comments especially as a lack of need for the flats was noted.
- If there was no need for flats locally, the implications of this had to be considered.
- The observations of the Flood Risk Management Unit needed to be considered fairly - 'that responsibility for maintaining the watercourse and the culvert within the site's boundaries...lies with the owners'.
- More information was needed on access to the cemetery.
- How would the applicant ensure 'local use'?
- The use would have to be of benefit to Deiniolen residents.
- The 'open market' flats were raising concerns - these could be suitable for Airbnb use considering the location.

dd) An amendment was proposed and seconded to defer the decision in order to hold further discussions with the applicant to obtain a better understanding of the local need.

e) In response to a question and observation made by the Housing Strategic Unit that '74 applicants were on the common housing and social housing register waiting list', it was confirmed that these were figures for the whole of Gwynedd and not Deiniolen. It was reiterated that 'social housing' meant 'rented housing'.

In response to the observation about flooding, the Head of Legal Service noted that clear guidance on the matter had been submitted by the relevant agency.

In response to a proposal to defer, the Assistant Head of Department noted that information about 'the local need' had been included in the report, but it was possible to request further information and evidence. It was suggested that discussions were held with the Local Member present. It was added that it would also be possible to enquire about confirmation on cemetery matters, flooding matters and marketing methods to ensure local use.

**RESOLVED:**

**To defer the decision in order to hold further discussions with the applicant to seek more information and evidence of the following:**

- 1. Confirmation that the cemetery will be protected and how.**
- 2. Receive more land drainage details and assurance that the culvert will not cause problems on the site or locally.**
- 3. Confirmation of the need for flats in Deiniolen and how many names are on the waiting list?**

- 4. How it is intended to ensure that the development will be occupied by local people?**

**That the local member is part of the discussions**

The meeting commenced at 11.00 am and concluded at 1.50 pm

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**CHAIRMAN**