



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 11TH DECEMBER, 2023

NOTE

This meeting will be webcast

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

Location

**Hybrid - Siambr Dafydd Orwig, Council Offices, Caernarfon LL55 1SH
and Virtually via Zoom**

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(DISTRIBUTED 01/12/23)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (9)

Councillors

Elwyn Edwards
Elin Hywel
Huw Wyn Jones
Edgar Wyn Owen
Huw Rowlands

Delyth Lloyd Griffiths
Gareth Tudor Jones
Olaf Cai Larsen
Gareth A Roberts

Independent (5)

Councillors

Louise Hughes
Anne Lloyd-Jones
Gruffydd Williams

Elwyn Jones
John Pughe Roberts

Lib/Lab (1)

Councillor Gareth Coj Parry

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 - 18

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 20th November 2023, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C23/0657/18/LL LAND OPPOSITE STAD 19 - 44 CREMLYN, BETHEL, CAERNARFON, LL55 1AX

Full planning application for the erection of 30 affordable dwellings with a new access, internal access road and associated works.

LOCAL MEMBERS: Councillor Sasha Williams and Councillor Iwan Huws

[Link to relevant background documents](#)

5.2. APPLICATION NO C22/0705/33/LL TY CYNAN, RHYDYCLAFDY, 45 - 71 PWLLHELI, GWYNEDD, LL53 7YL

Application for a proposed pick your own enterprise to include alterations to the existing vehicular access, provision of a car park for customers, installation of a polytunnel and shelter with solar panels above, provision of a shipping container for the installation of irrigation equipment and associated equipment with the solar panels and a shipping container for weighing the fruit and selling refreshments, installatio of water collection tanks, and the erection of a building to provide toilets.

LOCAL MEMBER: Councillor Anwen Davies

[Link to relevant background documents](#)

PLANNING COMMITTEE 20 November 2023

Present: Councillor Edgar Owen (Chair)
Councillor Elwyn Edwards (Vice-chair)

Councillors: Delyth Lloyd Griffiths, Elin Hywel, Elwyn Jones, Gareth T Jones, Huw Wyn Jones, Cai Larsen, Anne Lloyd Jones, Gareth Coj Parry, Gareth Roberts, John Pughe Roberts, Huw Rowlands and Gruffydd Williams

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Miriam Williams (Legal Services), Gwawr Hughes (Development Control Team Leader), Medi Emlyn Davies (Senior Planning Officer) and Lowri Haf Evans (Democracy Services Officer).

1. APOLOGIES

Apologies were received from Councillor Louise Hughes

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) The following members declared that they were local members in relation to the items noted:
- Councillor Elin Hywel (a member of this Planning Committee), in item 5.1 (C22/0969/45/LL) on the agenda
 - Councillor Cai Larsen (a member of this Planning Committee), in item 5.4 (C22/0523/14/LL) on the agenda

3. URGENT ITEMS

None to note.

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee, held on 23 October 2023, 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 C22/0969/45/LL Land on Caernarfon Road, Pwllheli, LL53 5LF

Construction of a new Aldi food store (A1 use class), car park, access, servicing and landscaping

Some of the Members had visited the site on 10-11-23.

Attention was drawn to the late observations form which contained further information regarding a Sustainable Drainage System consent, a copy of a letter from JLL offering observations on the wording of parts of the report, the Policy Unit's response to said letter, and an explanatory note regarding the access.

- a) The Development Control Team Leader highlighted that this was a full application to construct a new food store off the A499 Caernarfon Road, which is one of the main roads into and out of Pwllheli. The proposal also included:
- The creation of a new access onto Caernarfon Road together with 114 parking spaces, to include disabled and parent and child spaces, an electric vehicle charging point, motorcycle spaces and a secure storage for bicycles.
 - Provision of a walking/cycle path near Caernarfon Road and a zebra crossing.
 - Provision of a bus shelter opposite the site on Caernarfon Road.
 - Introduction of a lower speed limit of 30mph along Caernarfon Road.
 - Provision of an electricity sub-station
 - Soft landscaping work.

It was explained that the site was located within the town's development boundary - and formed part of a wider site allocated for housing (T28) in the Local Development Plan (LDP). It lay within the Llŷn and Enlli Landscape of Outstanding Historic Interest and part of the site formed the candidate wildlife site of Penlon Caernarfon.

The officer referred to the assessment that had been made of the main matters, such as the development's impact on the housing allocation and on retail in the town centre.

Although the site had been allocated for housing in the LDP, a Viability Assessment had been received which stated, based on the current housing market, that it was not viable to develop the site for housing and that the applicant was stating that the proposal was essential to facilitate a residential provision on the site - it was unrealistic that any residential use would be brought forward in future without this development. Consequently, by introducing the alternative use of a supermarket the site would be unlocked, enabling some degree of residential development rather than none at all. It was also highlighted that the site had been marketed for residential use since 2020 and that no offers had been received on it. It was agreed that the development of part of the site for the proposed retail use facilitated the opportunity for the rest of the designation to be brought forward for the expected residential use, and based on evidence submitted with the application, that a departure from the LDP's relevant housing policies could be justified in this case.

In the context of the proposal's impact on existing shops and Pwllheli town centre, it was highlighted that Planning Policy Wales (PPW) stated that the need for a store may be quantitative or qualitative, but precedence should be given to establishing the quantitative need before assessing the qualitative need. In justifying the quantitative need it was explained that positive and negative aspects should be considered, with TAN4 referring to unintended consequences and a detrimental impact on town centres. It was noted that the applicants' capacity assessment would not demonstrate a quantitative need for the proposed food store, if more up to date population and expenditure data was adopted, because there was no expenditure growth between 2022 and 2027. However, the need assessment failed to assess whether existing food stores were over or under-trading. The revised figures by the Council's experts suggested that the store could be supported based on the projected trading levels of over-trading in 2027 where high levels of trading at the

existing Lidl and Iceland stores in Pwllheli could indicate operational issues and a poor customer experience at peak times.

Reference was made to the objection letters by Lidl which claimed that a replacement Lidl store could meet the quantitative and qualitative need and relieve the element of over-trading (although it would not fully relieve over-trading). However, there appeared to be no certainty that a planning application for a new Lidl store would be submitted or that the proposed store would be acceptable in planning terms. It was therefore considered, in the context of expenditure surplus, that the absence of evidence of the quantitative and/or qualitative need for the proposed discount food store was not reasonable grounds for refusal, therefore the application was acceptable based on need in relation to Policies MAN 1 and MAN 3 of the LDP and PPW.

It was stated that the sensitivity analysis by the Council's experts had produced similar impact percentages, and that residual post-development turnover levels in 2027 would only be marginally lower. It was noted that Pwllheli would be the most affected centre, and that most of the trade diverted from Pwllheli would come from the large edge-of-centre stores i.e., Asda and Lidl. Technically, these stores were not afforded planning policy protection from the impact of out-of-centre retail proposals, but if trade diversion from these stores resulted in a significant loss of linked shopping trips made to the town centre, then the impact on stores on the edge-of-town centres would be a material consideration.

It was suggested that the impact on town centre convenience goods businesses in 2027 would be -14.6%, with the Iceland, B&M, Home Bargains and Spar stores most affected. These stores were estimated to be trading significantly above their company average sales densities and were unlikely to experience trading difficulties. It was added that the impact on small convenience goods shops was likely to be significantly less than the -14.6% and as a result, shop closures were unlikely, and the Asda and Lidl stores at the edge-of-town were also expected to trade satisfactorily. On balance, it was considered that there would be no significant impact on the vitality and viability of the town centre from the new store, and that there will be no material conflict with policies PS15, MAN 1 and MAN3 and PPW.

In accordance with PPW, the applicant had conducted a sequential site search, by firstly seeking an alternative site within the town centre, and secondly seeking a site on the edge of the centre. A suitable site was not found in these locations and therefore the area had been expanded to the proposed site outside the centre, but within the limits of the settlement and the development boundary. It was reported that the officers were satisfied with the conclusions of the sequential assessment and that they were not aware of any sequentially preferable sites. Consequently, it was considered that the application complied with policies MAN 3, MAN 1 and PPW in terms of selecting a sequential site.

The application was supported by evidence which recognised that the proposal, when completed, was likely to create 25 full-time equivalent posts and 15 part-time posts. Although the proposed figures/benefits were only indicative, it was acknowledged that the proposal did offer economic benefits and that it was likely to make a positive contribution to the area's economy in accordance with the aims of the LDP.

It was reported, in accordance with the requirements of policy PS 1 and the relevant Supplementary Planning Guidance that a Welsh Language Statement had been submitted with the application, and the Language Unit welcomed the commitments contained within

it. Based on the submitted information, and subject to planning conditions for securing bilingual signs and alleviation measures, the application was considered acceptable.

In the context of the proposal's design and its visual impact considering the location, scale and finish of the building together with the ground levels and a landscaping plan, it was considered that the proposal was acceptable and that it would not have a significantly harmful impact on the local landscape or the Landscape of Outstanding Historic Interest designation.

In terms of residential and general amenities, it was noted that objections had been received based on the effects of noise, traffic and privacy and that these matters had been addressed in full. It was not considered that the proposal would have a significant harmful effect on nearby residents with regard to their amenities based on their relationship with the site, and subject to planning conditions which would specify working hours during construction and the distribution and delivery of goods, noise levels and air quality.

In the context of transport and access matters, it was highlighted that the proposal included the provision of a new access as well as a foot/cycle path, a crossing and a 30mph zone. The application was supported by a Transport Assessment and a Stage 1 Road Safety Audit, with the Transportation Unit confirming that the proposal was acceptable in respect of the changes and improvements. In addition, the proposal would include sustainable drainage systems and measures, the installation of permeable tarmac on the car park, the inclusion of soak-aways in areas that have percolation capacity, and an open attenuation pond on the site.

It was not considered that the proposal would cause a significant harmful impact to local biodiversity, and it was reported that the proposal included a range of biodiversity enhancements such as,

- Planting native hedges.
- Planting 64 trees to replace 4 that would be lost.
- Planting a mixture of wildflowers and a wildflower mix for a woodland.
- The provision of 1,204 square meters of SuDS turf and a wet meadow mix of improved botanical biodiversity value than at present.
- Planting of a native shrubby mix.
- Protect a corner of land which would be suitable for fungi.

The Members were reminded that the site had been designated for residential development in the LDP and although it was not a residential development being proposed, the designation would also cause changes to the site. It was considered that the proposal, with appropriate planning conditions, was acceptable in relation to policies PS 19 and AMG 5 of the LDP, and PPW.

b) Taking advantage of the right to speak, the applicant's agent made the following observations:

- She welcomed the recommendation to approve.
- Aldi had been searching for a site in Pwllheli since 2015.
- The shop would offer a choice to customers.
- The shop would enable people to stay locally - saving them from having to travel to Bangor / Porthmadog.
- The supermarkets of Pwllheli town were located on the outskirts.
- The proposal satisfied the impact and design tests.

- The site was not viable for housing alone - the development would unlock the site.
- The site had been marketed for three years - no offers had been received.
- By providing an access road, this would save money for housing developers.
- Biodiversity matters were being supported.
- There were significant benefits to the development - providing 40 jobs.
- Aldi was a good employer - it offered a high salary amongst supermarkets.
- Connection routes and a bus provision were included to serve local people.
- If permitted, Aldi would begin the work in the new year.

- c) Taking advantage of the right to speak, the Local Member made the following comments:
- The scheme was a complex one, the conditions were important.
 - The scheme had gained interest locally.
 - The site was currently a green field on a hill into the town - the proposal would alter 'the feeling of arriving at Pwllheli'.
 - The field had been designated for housing, but efforts had failed due to the costs.
 - She welcomed the application by Aldi store which would prepare the site for a further housing development.
 - Concern that the location was wet; there were ancient trees on the site; the impact on nature - it was a beautiful and tranquil site. Nevertheless, Aldi intended to carry out substantial work to protect nature.
 - Construction land was in short supply in Pwllheli. Despite identifying potential locations, Aldi had done extensive work in respect of the validity of the site.
 - There was hustle and bustle in the town; a feeling of a successful future.
 - There was a need to ensure a link with the town - not a store where people would pass through - she supported the proposal of providing a local bus service - good collaboration.
 - There was no intention to compete with local businesses - there was no bakery or butcher in the shop.
 - The applicant had communicated well and had responded to local residents' concerns.
 - Despite traffic and access concerns, conditions to alleviate concerns had been noted.
 - The applicant had corresponded bilingually - need to continue with this attitude.
 - Aldi was a good employer - Pwllheli deserved good employment.
 - She welcomed travel plans for staff.
 - She encouraged Members to consider the observations in reaching their decision.

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

- d) During the ensuing discussion, the following observations were made by members:
- The proposal offered more choice to the residents of Pwllheli.
 - Aldi had alleviated concerns and had done their homework.
 - The shop offered affordable food.
 - Concern that it was Aldi themselves who had paid a marketing company to present evidence and that the language statement had also been prepared by Aldi.
 - The location was not suitable - flooding concerns - the land was boggy, wet and a ditch and a small stream ran through the site.

- Stores such as Asda, Iceland, Lidl and B&M were all close to the centre - this development was outside - it would not be possible to walk there, therefore the effect was negative.
- Concern about the impact on the high street / town centre - there was no demand for another shop.
- It was a 'major' development - it would not be screened - in a dip, it would therefore be out of view.
- Pwllheli Town Council objected to the application.
- There were enough supermarkets for Llŷn.

In response to the observations, the Assistant Head of Department stated that it was the applicant's responsibility to provide evidence and a language statement, nonetheless the language statement had been challenged by the Council's Language Unit and the Council had employed experts to assess the marketing issues and challenge Aldi's statistics. He added that the officers' assessment was thorough, it was a firm recommendation, and the application complied with local and national policies - there was no evidence base to refuse the application for reasons of the impact on Pwllheli town centre. He also added that NRW, the Drainage Unit nor the Transportation Unit had objected to the application based on flooding concerns, and without the investment in the access / infrastructure improvements to the site by the applicant, it would not be possible to develop housing there in future.

In response to a question regarding the reasonable steps that Aldi would take to ensure that 20% of their workforce spoke Welsh, and although there would be no legal basis to this, only encouragement for them to comply, the Assistant Head noted that it was not possible to stipulate the language commitment as a condition, but the applicant had offered commitments beyond the requirements of the application with regard to appointing workers who were Welsh speakers. He added that conditions would be included for bilingual signs.

RESOLVED: To approve the application subject to the following conditions:

1. **Timescales**
2. **In accordance with the approved plans.**
3. **Materials in accordance with the plans unless otherwise agreed in advance with the Local Planning Authority.**
4. **Retail conditions to limit floor space area, no subdivision into smaller units.**
5. **Store opening times**
6. **Control of delivery times.**
7. **Highways conditions in terms of completing the access, road work, parking spaces and prevention of surface water.**
8. **Public protection conditions in respect of a ventilation system/heat recovery unit, noise levels from mechanical equipment, barrier on the goods delivery bay.**
9. **Building Control Plan**
10. **Adhere to the mitigation measures in the Air Quality Assessment**
11. **Undertake the work in accordance with the landscaping scheme and Soft Landscaping Maintenance and Management Plan, a requirement to replant within a period of five years.**
12. **Welsh language improvement/mitigation measures / bilingual signage**
13. **In accordance with the lighting scheme**
14. **In accordance with the Ecological Survey Report.**
15. **In accordance with the Environmental Management Plan.**

Notes:-

1. **Major development**
2. **SUDS**
3. **Highways - powers under Section 171/184 of the Highways Act 1980**
4. **Observations from Welsh Water**
5. **Observations from Public Protection**
6. **Observations from NRW**

5.2 Application Number C23/0614/16/LL Penrall, Tregarth, Bangor, Gwynedd, LL57 4AU

Full application for the erection of seven dwellings together with associated works to include improving the existing access, associated internal access road and landscaping.

Some of the Members had visited the site on 10-11-23.

Attention was drawn to the late observations form which stated that the Public Protection Unit had confirmed that there may be a risk of noise and odours due to the houses' proximity to agricultural buildings, but the Unit was unaware of any guidance or regulations that specified distances between such buildings. It was also noted that a revised plan had been received on 27.10.2023 showing a bin storage area near the entrance. The Transportation Unit and the Waste and Recycling Service had confirmed that the arrangement was acceptable on the basis that the Council would not be responsible for the storage area - this would be ensured by placing a note on the application.

- a) The Development Control Team Leader highlighted that this was a full application to construct seven dwellings with associated works to improve the existing access, create landscaped areas and an internal access road on a plot of land that was currently used by an electrical contractor business. It was intended to keep the existing office building on the site, which was associated with the business, but it would involve developing the surrounding land and demolishing an existing workshop to facilitate the construction of the new dwellings and the access road. The plan was for two of the new houses to be intermediate affordable dwellings.

The application had been submitted to the Committee on 23 October 2023 when a decision was made to conduct a site visit.

The site was located on a brownfield site within the Tregarth Local Village development boundary as defined by the Local Development Plan (LDP), but the site had not been designated for any specific use. It stood within a designated Special Landscape Area and the Dyffryn Ogwen Landscape of Outstanding Historic Interest, and within the buffer zones of two Scheduled Monuments namely CN202 Parc Gelli Huts and CN417 Penrhyn Quarry Railways, which also formed part of the UNESCO World Heritage Site.

In terms of the principle of the development, it was noted that Tregarth was identified as a Local Village under policy TAI 4 which permitted housing developments in order to meet the Plan's strategy by using suitable windfall sites within the development boundary. It was reiterated that appropriate evidence had been received noting that the scheme would help meet the local community's recognised housing needs. It was therefore considered that the proposal was consistent with the objectives of policies TAI 4, PCYFF 8 and PS 17 and

that the principle of the development was consistent with the Local Development Plan's (LDP) housing policies.

In the context of the location, design and visual impact of the proposal, it was reported that the layout, design and materials of the proposed development would be appropriately suited to the location. It was considered that the houses had been designed to a high quality and that the landscaping proposals suited the nature of the village. Despite acknowledging the observations received, it was not considered that the houses would cause significant harm to the site's built quality or the local neighbourhood.

In the context of the historic landscape, it was noted that CADW had confirmed that the development would not lead to significant harm to the historic landscape, but it would be necessary to undertake a programme of archaeological work before commencing construction in order to ensure that there were no concealed important historical features on the site.

In the context of general and residential amenities, due to the location, design, layout and size of the proposed houses, it was not considered that the development would cause a significant harmful impact to private amenities. While accepting that surrounding houses abut the site, this was an infill site within the development boundary, and it was not unreasonable to develop it for housing. It appeared that the layout of the proposed houses had been designed to avoid direct overlooking and while it was inevitable that there would be some inter-visibility between the area's properties, it was not considered that this would be unreasonable or unexpected in such a location.

In the context of access matters, despite the fact that several objections had been received, the Transportation Unit had no objection to the proposal.

It was considered that the development had been designed to meet the needs of the local housing market and included an appropriate element of affordable housing on a brownfield site within a development boundary. Although there had been reference to TAN6 'Planning for Sustainable Rural Communities', it was highlighted that it was not relevant to this application. As a result, the plan was considered acceptable and in compliance with the requirements of relevant local and national planning policies.

- b) Although the Local Member was not present, she had already stated in an e-mail that she was supportive of the application.
- c) It was proposed and seconded to approve the application - the site was within the development boundary.
- ch) In response to a question regarding the condition of the land, its proximity to a historical landfill site, the need to test the stability of the foundations to ensure safety, it was noted that the permission included a Planning condition to carry out an 'Intrusive Investigation' which would confirm ground conditions. The Public Protection Unit would be required to ensure that the investigation was completed, and approve it.

RESOLVED: To delegate powers to approve the application subject to receiving a red book valuation of the houses to be able to determine a discount on the affordable dwellings, a 106 affordable housing agreement and conditions relating to the following:

1. Commence within five years.

2. **Development to comply with the approved plans.**
3. **Use of Welsh roofing slates or similar.**
4. **Agree on external materials.**
5. **Removal of Permitted Development Rights from the affordable units to ensure their affordability.**
6. **Welsh Water Condition.**
7. **Highways Conditions.**
8. **The recommendations of the Preliminary Ecological Assessment must be observed.**
9. **The recommendations of the Arboriculture Assessment must be observed.**
10. **Landscaping Conditions.**
11. **The recommendations of the Contaminated Land Risk Assessment must be observed.**
12. **A Welsh name for the housing estate and individual houses.**
13. **Restrict the use to C3 use class only.**

**Note - Welsh Water
Sustainable Drainage System
Transportation Unit
Trees Unit**

5.3 Application Number C23/0500/00/AC 2nd and 3rd Floor Flats, 17 Rhodfa'r Môr, Barmouth, Gwynedd, LL42 1NA

Vary condition 5 of planning permission C21/0575/00/LL so that three of the dwellings must be used for residential use within the C3 use class, and three of the dwellings to be used either within C3 or C6 use class.

Attention was drawn to the late/additional observations form - a letter dated 16 November 2023 had been sent to the Members and the Planning Unit responding to the report.

- a) The Senior Planning Officer highlighted that this was an application to vary condition 5 of planning permission C21/0575/00/LL so that three of the dwellings were to be used for residential use within use class C3, and three of the dwellings to be used either within use class C3 or C6. Application C21/0575/00/LL had been approved on 6 December 2022 for the conversion and change of use of a single dwelling into 6 one-bedroom flats. It appeared that the previous permission had not yet been implemented and that it remained as one house. Condition 5 of permission C21/0575/00/LL stated:-

"The living unit/s hereby permitted must only be used for residential use within the C3 Use Class as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) and not for any other use, including any other use within C Use Classes."

Since the application related to the variation or removal of a condition, it was explained that it was necessary to consider whether the condition remained relevant under the national guidance and met the six criteria in the Welsh Government Circular: The Use of Planning Conditions for Development Management. In addition, the Members were reminded of the changes that had been made to the Town and Country Planning (Use Classes) Order last year in respect of the use classes of residential units, with C3 use remaining for a sole or main residence. Two additional use classes had been introduced (class C5 second home use in a different manner to a sole or main residence, and class C6 for short-term holiday lets). Furthermore, a report was presented to the Cabinet on 13 June 2023 outlining the

matters and the justification for issuing an Article 4 Direction to enable the management of the transfer in use from residential houses to holiday use (second homes and holiday lets).

In this context a condition was placed on permission C21/0575/00/LL, restricting the occupancy of the units to permanent residential dwellings (C3), and consideration was given to the relevant housing policies at the time.

Policy TWR2 was considered and although the proposal complied with most of the criteria, the application failed on criterion 5 of Policy TWR 2 of the LDP, which notes that the development should not lead to an over-provision of such accommodation in the area. Although a Business Plan had been submitted with the application (which met the policy requirements), Supplementary Planning Guidance: Tourist Facilities and Holiday Accommodation notes that applications for holiday accommodation should not be approved when 15% or more of the housing stock is in holiday use (including second homes and dedicated holiday accommodation). It was highlighted that the Council Tax figures (July 2023) confirmed that the combined number of second homes and holiday accommodation in the Barmouth Town Council area was 18.40%, therefore contrary to criterion 5 of TWR 2 and the guidance included in the Supplementary Planning Guidance.

It was highlighted that a Planning Statement accompanying the application included arguments in favour of the proposal, noting that this would be a small and non-substantial increase in the holiday accommodation numbers - the proposal would provide a mix of permanent residential units and holiday flats and would ensure that there is not an excess of empty buildings at any given time of the year. Three holiday flats would not place excessive pressure on services during the main season. With 6 flats already approved, the holiday use would not cause any different negative impact in terms of noise, disturbance or an increase in traffic. The flexibility to use a percentage of the flats for holiday use would be more financially viable and would assist to fund the maintenance of the building and provide an opportunity to set lower rents for the C3 permanent housing flats, thus making these more affordable to local people.

Whilst appreciating the developer's arguments, it was noted that the Planning Guidance was completely clear in its guidance, and that the proposal was not considered to be an extraordinary case where diversion from the policy was justified. It was concluded that the condition which restricted the use of the six units to use class C3 continued to comply with the Welsh Government Circular. Therefore, it was considered that the proposal to amend the condition to use three of the units for mixed use as a house and C6 use class holiday accommodation, was unacceptable.

b) Taking advantage of the right to speak, the applicant's agent made the following observations:

- Currently, the site was a single house with permission to convert the house into 6 one-bedroom flats in use class C3. The proposal sought to vary condition 5 to approve up to three flats for use as short-term holiday accommodation.
- That 17 Marine Parade was a part of a terrace of nine properties - and that every other property, at present, was for holiday use.
- That the Business Plan submitted showed that the current provision of one-bedroom self-catering accommodation with sea views and free parking was low; and that there was high demand for this type of accommodation.
- That Policy PS 14 acknowledged the importance of non-serviced tourist accommodation for the tourist industry all-year round.

- That Policy TWR 2 supports the conversion of existing buildings into holiday accommodation buildings, provided that specific criteria are met; paragraph 6.3.65 notes "The policy therefore aims to support the principle of providing high quality self-serviced holiday accommodation in sustainable locations."
 - That Part 5 of Policy TWR 2 refers to a development that does not lead to an over-provision of such accommodation within the area - this was the grounds for the officer's refusal of the application.
 - However, paragraph 6.3.76 clearly states that the purpose of Part 5 of the policy is to seek to prevent a rationale which would approve the redevelopment of existing buildings in the countryside for holiday use to be converted into residential use if not viable, due to an over-supply of self-serviced accommodation. Obviously, this does not apply to the proposal because the applicant has permission to convert the building into six flats.
 - It was acknowledged that the combination of holiday accommodation and second homes in Barmouth was slightly higher than the 15% threshold in the SPG, but this is guidance, and not policy - therefore one should not be too strict with this threshold.
 - The proposal, when compared with the current situation, would offer two additional permanent accommodation and three additional holiday flats - the percentage of second homes and holiday homes in Barmouth would only increase by 0.2% as a result.
 - That the SPG also states that there is control over the numbers of holiday accommodation in the area due to the lack of housing supply, impact on local services, community facilities and house prices. The proposal would have a positive impact on all, and more importantly, would provide houses that will meet the local need at an affordable price.
 - The implications of refusing the application were the possibility that the extant permission would not be implemented, and consequently, that the property would be used as a single dwelling, a second home or holiday accommodation under PD rights.
 - That she disagreed that the proposal conflicted with Policy TWR2, particularly when the proposal, when the policy was read correctly, was placed in the context of its purpose, as noted in the plan. Even if it was found that there was conflict, there is no substantial harm, and any conflict would outweigh the economic and social benefits of the proposed development.
 - Respectfully asked the Members to approve the application.
- c) A question had been received via e-mail from the Local Member, asking about the changes to planning legislation where new C5 and C6 use classes were introduced, which noted that permitted development could move between C3, C5 and C6 unless Article 4 was in place. As Article 4 was not yet in place, why was this application for planning permission being made, was this not covered under permitted developments.

In response, the Assistant Head of Department noted that Article 4 did not apply here but as the Committee had approved the conversion of a house into six flats in November 2022, in order to meet the need for housing, this had been done with planning conditions which restricted the use of the six flats as C3 main residence only - as a result, planning permission was required to vary the condition before being able to change to a mixed C3 and short-term holiday accommodation use. Consequently, the development in question required planning consent since the rights to change had been removed from the original permission.

- d) It was proposed and seconded to refuse the application.

- e) During the ensuing discussion, the following observations were made by the member:
- There was a lack of houses in the area and beyond.
 - That local people were unable to get houses.

RESOLVED: To refuse

The proposal to amend the condition to use three of the units for C6 use class holiday accommodation was unacceptable on the grounds that the combined number of second homes and holiday accommodation in the Barmouth Town Council area was 18.40% which was more than the 15% threshold considered to be an over-provision in Supplementary Planning Guidance: Tourist Facilities and Accommodation. As a result, the Local Planning Authority has not been convinced that the development will not lead to an excess of accommodation of this type in the areas as noted in criterion v of Policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan.

**5.4 Application number: C22/0523/14/LL
Y Deri, Hen Furiaw Ffordd Bont Saint, Caernarfon, Gwynedd, LL55 2YS**

Single-storey extension to create a training / day room and office.

- a) The Senior Planning Officer highlighted that this was a full application to build a single-storey extension to the side of the Y Deri building, which was located outside the development boundary between Caernarfon and Bontnewydd, therefore it was a countryside site, despite its location in a small cluster of five properties. It was explained that Y Deri provided a domiciliary care service and that the extension would measure 10 metres long and 8.8 metres at its widest point.

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

It appeared that the building had been used as a domiciliary care business for 17 years and that the extension would facilitate their service, to be used as a day room for their clients and for staff training purposes. It was highlighted that the statements received with the application explained and justified the need for the extension. It was considered that the proposal supported the economic prosperity of an existing business, and therefore complied with criterion 4 of policy PS 13 and policy PCYFF 1 and PS 5 of the LDP.

In the context of visual amenities, it was noted that the proposal would only be visible from the adjacent public footpath and would otherwise be enclosed by buildings; it was considered that the size, scale and design of the proposal was acceptable and complied with policy PCYFF 3; due to the location of the extension on the site compared with the nearby houses, and the location of the boundary wall, it was not considered that the proposal would have any impact on the amenities of nearby residents.

Reference was made to neighbours' concerns which noted that a septic tank was shared on the site and that it was not of sufficient capacity to cope with the additional extension. It was reported that the tank was located in an adjacent field and that the extension would not directly affect it, and that the proposal itself was unlikely to cause a substantial increase in the use made of it. It was reiterated that the neighbours had raised civil matters and were matters that would be managed by Building Control. Nevertheless, attention was drawn to the suggestion to include a condition noting that agreement was needed on any changes or upgrading work to the foul water drainage system before using the extension.

Reference was also made to road concerns, based on the condition and suitability of the existing access, and increase in traffic and the speed of vehicles travelling along the track towards the site. In response, it was not considered that the increase in traffic would be substantial as the business had been holding activities during the day already, and that the staff being trained would be existing staff, with the possibility of one additional staff member. It was reiterated that the Transportation Unit did not have any objection to the application and that the extension would not have a detrimental impact in terms of road safety.

The intention was to extend the building of an existing business which provided a Welsh-medium service to the local community so that vulnerable individuals could go there to socialise. It was considered that the proposal was acceptable and complied with local and national policies.

- b) Taking advantage of the right to speak, the Local Member made the following observations:
- That the site was close to houses and a hotel.
 - That residents had highlighted many concerns relating to traffic speed, access, and a single sewerage system for all.
 - Since the concerns were received, discussions had been held and the worries had been mitigated.
 - That they were withdrawing their objection - encouraged Members to approve the application. Y Deri offered a valuable service to the local community.
- c) It was proposed and seconded to approve the application.

RESOLVED To approve.

- 1. Five years to commence the work.**
- 2. In accordance with plans.**
- 3. Any changes or upgrades to the foul water drainage system must be agreed prior to using the extension**
- 4. Finish to match with the existing building.**
- 5. Biodiversity Enhancements**

Note
Welsh Water Letter

The meeting commenced at 13:00 and concluded at 14:25.

CHAIR

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Number: 1

Application Number: C23/0657/18/LL

Date Registered: 25/08/2023

Application Type: Full

Community: Llanddeiniolen

Ward: Bethel and Felinheli

Proposal: Full planning application for the erection of 30 affordable dwellings with a new access, internal access road and associated works.

Location: Land Opposite the Cremlyn Estate, Bethel, Caernarfon, LL55 1AX

Summary of the Recommendation: TO DELEGATE POWERS TO THE HEAD OF ENVIRONMENT DEPARTMENT TO APPROVE THE APPLICATION, SUBJECT TO ENSURING AN ACCEPTABLE SOLUTION REGARDING ARCHAEOLOGICAL MATTERS AND A 106 AGREEMENT FOR A PLAY AREA AND EDUCATIONAL CONTRIBUTION AND RELEVANT CONDITIONS.

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1. Description:

- 1.1 This is a full planning application to erect 30 affordable dwellings with associated works on a 1.47ha site that has been designated for housing within the development boundary of the Service Village of Bethel as defined by the Gwynedd and Anglesey Joint Local Development Plan.
- 1.2 The proposal includes erecting the dwellings and providing a new access to the B4366 (which is a class 2 road), creating an internal access road, landscaped areas and associated drainage works. The proposal includes the following housing mix:
- 3 two-bedroom bungalows
 - 1 three-bedroom bungalow with wheelchair access
 - 8 two-bedroom houses
 - 12 three-bedroom houses
 - 2 four-bedroom houses
 - 4 one-bedroom flats
- 1.3 In terms of their appearance, the houses would be finished in a mixture of materials to provide different styles and to vary the appearance on the site. The materials that are proposed to be used include:
- Roofs: Slate or natural tiles;
 - Walls: Render / timber cladding
- 1.4 The proposed plan includes providing an informal open space in the eastern corner of the site along with a mixed area in the western part of the site, which would be an informal public open area that will also facilitate a sustainable drainage strategy for the development. The proposal would also provide an access for pedestrians from the residential development to the adjacent highway, such as the B4366.
- 1.5 The application site is on agricultural land that is located within the Bethel development boundary and has been designated for housing on the LDP's Inset Map. The description in the LDP is Site T57 - land opposite the Cremlyn Estate and it has been designated for 28 dwellings. The site lies within the Dinorwig Landscape of Outstanding Historic Interest and it abuts the designated Pen-yr-Orsedd Wildlife Site which is known for acidic grassland; marshy grassland and acid/neutral wetland. Public Footpath number 10 - Llanddeiniolen Community crosses along the western boundary of the site.
- 1.6 The following information was submitted in support of the application:
- Welsh Language Statement
 - Transport Statement
 - Initial Ecological Assessment
 - Housing Mixture Statement
 - Drainage Statement
 - Design, Access and Planning Statement
 - Arboriculture Statement
 - Archaeology Report
 - Affordable Housing Statement
 - Geophysical Archaeological Survey
 - Pre-application Consultation Report (PAC Report)
- 1.7 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the development that is the subject of

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this application is defined as a "major development" due to the number of units proposed and the size of the site. In accordance with the appropriate procedure, a Pre-application Consultation Report was received as part of the application. The report shows that the developer has informed the public and statutory consultees of the proposal prior to submitting a formal planning application. The report includes copies of the responses received.

2. Relevant Policies:

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

2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

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

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 17: Settlement Strategy

TAI 3: Housing in service villages

TAI 8: An appropriate mix of housing

TAI 15: Affordable housing threshold and distribution

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 1: The Welsh Language and Culture

PS 19: Conserve and where appropriate enhance the natural environment

AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

AT 4: Protection of non-designated archaeological sites and their setting

ISA 5: Provision of open spaces in new housing developments

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Supplementary Planning Guidance: Affordable housing

Supplementary Planning Guidance: Housing Mix

Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities

Supplementary Planning Guidance: Provision of open spaces in new housing developments

Supplementary Planning Guidance: Planning Obligations

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Letter of the Welsh Government's Minister for Climate Change, dated 11 October 2023 announcing an update to chapter 6 of Planning Policy Wales with immediate effect

Technical Advice Note 2: Planning and affordable housing

Technical Advice Note 5: Planning and nature conservation

Technical Advice Note 12: Design

3. Relevant Planning History:

None

4. Consultations:

Community/Town Council: Welcomed the development of housing for people in the area but asked for full consideration to be given to the following matters:

- Concern about the capacity of Ysgol Bethel to cope with additional numbers, especially the risk that the age range of the new children would not correspond to the vacant spaces available, thus creating problems to some specific classes, and the risk of financial shortfalls should a large number of pupils start in the school at the same time.
- If this development is approved, then the Council feels that assurance must be given that local Welsh families will be able to live in them in order to protect the language in the village.
- There are historical issues in terms of sewerage in the village of Bethel and there is concern that the development would

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exacerbate those problems and has Welsh Water given sufficient consideration to the matter?

- The application does not offer an explanation regarding the provision to look after recreational spaces after completing the work. There is concern that the spaces could become a focal point for antisocial behaviour and there is a safety concern due to the location of electric cables across one of the spaces. Questioned whether it would be more appropriate to create a recreational space on the parcel of land behind the site.

Transportation Unit:

No objection subject to conditions relating to

- The access must be built entirely in accordance with the plans
- Nothing higher than 1m within the visibility splays
- The internal road and pavements must be completed before completing the final dwelling or within a period agreed with the local authority.
- The road and pavements for the foundation course must be completed and also ensure that lights are working before houses served by that road are occupied.
- The specific parking area must be completed before residing in any house
- A Construction Method Plan will need to be agreed before commencing work on the site
- Offer guidance for the developer

Welsh Water:

No objection to the principle of the sewerage disposal method and confirm that there is sufficient capacity in the local sewage treatment works to cope with the development and that a water supply can be ensured.

Ask for a condition to manage the sewerage connection and offer guidance for the developer.

Housing Strategic Unit:

Based on the information submitted, it seems that this plan addresses the need for housing in the area

Tai Teg:

Response not received

Trees Unit:

Response not received

Language Unit:

Concerned that the Linguistic Statement does not include all the necessary information to assess the development in question in the

application.

Biodiversity Unit:

No objection subject to conditions relating to:

- The recommendations of the ecological report must be observed
- No vegetation clearance work during the bird nesting season without prior agreement from the Planning Authority
- Amended landscaping plan to include more measures to protect / enhance biodiversity

Land Drainage Unit:

An Ordinary Watercourse Consent will be required for any work that could affect the flow of the water course near the site

Due to the size and nature of the development, it is likely that an application will need to be provided to the SuDS Approval Body for approval before construction work commences.

Municipal Service

Response not received

Natural Resources Wales

No objection subject to a condition ensuring that the recommendations of the Preliminary Ecological Report are realised.

Offer guidance for the developer.

Gwynedd Archaeological
Planning Service

There is potential for archaeological interest on the site. Stated dissatisfaction with the archaeological information submitted and asked for more information before determining the application.

Public Protection

Need to ensure that details to protect the amenities of the neighbourhood are included within the Construction Environmental Management Plan (CEMP)

There will be a need to ensure that every dwelling has sufficient sound insulation

Fire Service:

Response not received

Health Service: Response not received

North Wales Police No observations about the proposal

Education Department: Response not received

Public Consultation:

A notice was posted on the site and the neighbours were consulted. The advertising period has expired and the following observations regarding material planning matters were received, namely:

- The historical significance of the public footpath and associated structures are not reflected in the archaeological report. It is important that these features are preserved / repaired within the new development.

In addition, observations were received which are not material planning matters for this application:

- There is no shop in the village to serve the increase in population
- This development should include a shop
- A condition should be imposed on any permission to ensure that a footpath / cycle path is created between Bethel and Llanrug.

5. Assessment of the material planning considerations:

The principle of the development

5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan unless other material planning considerations indicate otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.

5.2 The site is within the Bethel development boundary and has also been designated under T57 as a site for housing as noted in the Gwynedd and Anglesey Joint Local Development Plan. In accordance with Policy PCYFF 1 ('Development Boundaries'), proposals will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations. In the Joint LDP, Bethel has been identified as a Service Village under policy TAI 4. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based on the indicative provision within the Policy.

5.3 The indicative supply level for Bethel over the Plan period is 40 units (including a 10% 'slippage allowance'). During the period 2011 to 2023, a total of 17 units have been completed in Bethel. The windfall land bank, i.e. sites with extant planning permission, in April 2023, was 5 units.

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This means that Bethel will exceed its indicative growth level by granting permission for this application.

- 5.4 Policy PS 17, namely the LDP's Settlement Strategy, states that 25% of the housing growth will be located within Villages, Clusters and open Countryside. A review of the situation in relation to the windfall provision within all the Villages, Clusters and open Countryside in April 2022 indicates that 1,565 units from the total of 1,953 units predicted on windfall sites had been completed, and that 592 units were in the land bank (and likely to be completed). This data reflects the fact that the Plan inherited a number of permissions granted by the Local Planning Authorities, based on the previous development plans' requirements and relevant planning considerations. Currently, this site can be approved against expected provision within the Villages, Clusters and Countryside category (based on the completion rate so far).
- 5.5 In accordance with Policy TAI 8, consideration must be given to whether the proposed development meets the demand for housing that is recorded in a Market Housing Assessment and other local evidence. A Housing Mix Statement was submitted noting the logic behind the housing mix proposed in the application and confirmation was received by the Strategic Housing Unit that the development meets the recognised needs of the local community.
- 5.6 Policy TAI 15 of the LDP states that councils will attempt to ensure an appropriate level of affordable houses in the plan area. In Bethel, the threshold is two or more housing units. As the proposal prepares a development of 100% affordable units and that the Strategic Housing Unit has confirmed that the proposal meets the need in the area, the application satisfies policy TAI 15.
- 5.7 Therefore, it is considered that there is justification and need for the proposal and that it meets the needs of the local community. It is considered that the proposal meets the objectives of the LDP's housing policies.

Location, Design and Visual Impact

- 5.8 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan support proposals for new developments provided they do not have a detrimental impact on the health, safety or the amenities of the residents of local properties or on the area in general. In addition, developments are required to:
- Contribute to, and enhance the character and appearance of the site
 - Respect the site and its surroundings in terms of its position in the local landscape.
 - Use appropriate materials
- 5.9 In considering the semi-urban context of the site and the fact that it will form a logical extension to the village, it is deemed that the layout, design and materials of the proposed development will be in-keeping with the location in an appropriate way. It is believed that the houses have been designed to a standard quality that will suit the nature of the village. It is not considered that the houses would cause significant harm to the built quality of the site or the local neighbourhood and, consequently, it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.
- 5.10 It is noted that the site is within a Landscape of Outstanding Historic Interest; however, when considering its location on the periphery of the village, it is not believed that the proposed development will have any harmful impact on the broad historical landscape and, therefore, it is considered that the application is consistent with the objectives of policy AT1 of the LDP.

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Archaeological Matters

- 5.11 Policy AT 4 encourages the refusal of developments that will affect local archaeological remains unless the need for the development overrides the significance of the archaeological remains. In this case, the Gwynedd Archaeological Planning Service notes that there is archaeological potential to the site. An Archaeological Desk Based Assessment was submitted with the application but the Archaeological Planning Service did not accept that this included the necessary work to ensure that there would be no harm to archaeological features. They suggested that there was a need to view the results of the Geophysical survey of the site in order to assess whether further work needed to be undertaken on the site. In response to this, a Geophysical Archaeological Survey was submitted along with some archaeological evidence found by that survey. Only one feature of potential archaeological remains was found, and it is most likely that this was a former field boundary. A number of modern features were also found, including buried utilities running through the western part of the site. A further consultation was undertaken with the Archaeological Planning Service, and although still awaiting their formal response to the Geophysical Survey, they have noted a possibility that further action will be needed in the form of trial trenching. Ultimately, this will not affect the ability to develop the site or indeed to grant planning permission; however, any significant findings may affect the viability of the plan, which means that the final results of the work will need to be received before determining the application. The matter will be further reported upon to the Committee.

General and residential amenities

- 5.12 Because of the location, design, orientation and size of the proposed houses, it is not believed that there would be any significant detrimental impact on private amenities deriving from this development. Whilst accepting that private property abuts the site towards the east and that there are adjacent houses on the other side of the highway, taking into account the distance between the new houses and these houses, it is not believed that any harmful overlooking from the existing properties would derive from the development and, while it would be inevitable to have some inter-visibility between the area's properties, it is not believed that this would be unreasonable or unexpected in such a location. Neither is it believed that there would be any harm in terms of impacts such as shadowing or dominating any other property.
- 5.13 In considering the above discussion, it is deemed that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP in terms of its impact on private amenities.

Transport and access matters

- 5.14 Subject to appropriate conditions, the parking arrangements and vehicular access were acceptable by the Transportation Unit and it is believed that the traffic caused by the new development would not increase the risk for road users in a significant manner. Therefore, it is considered that the proposal meets the essential requirements in terms of road safety and parking provision and that a convenient and safe access arrangement could be ensured. Therefore, the application meets the requirements of policies TRA 2 and TRA 4 of the LDP as they relate to these matters.

Trees and Biodiversity Matters

- 5.15 An Initial Ecological Assessment and Arboriculture Assessment of the site were submitted along with landscaping proposals to mitigate the impacts of the development. The content of the Ecological Report was acceptable by the Biodiversity Unit although they were eager to ensure some changes to the landscaping plan to ensure that the existing features of the site are safeguarded

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and to seek improvements. By imposing appropriate conditions, it is believed that the development is acceptable under Policy PS 19 of the LDP and Planning Policy Wales and the sequential stage approach set out in chapter 6 as amended in October 2023.

The Welsh Language

- 5.16 In accordance with criterion (1b) of Policy PS 1 'The Welsh Language and Culture', as this development, collectively, will provide more than the total indicative housing provision for Bethel, it was required to submit a Welsh Language statement with the application. Such a report was received which concluded that the proposed development would ultimately have a neutral impact on the Welsh language and the community in Bethel, by providing 100% affordable housing that meets an identified need, and the price of those would be affordable to local residents. By not proceeding with the proposed development, it was also noted that it would be unlikely that those looking for affordable housing could continue to live in their local communities, and it is likely that ultimately they would have to leave, and this would lead to local residents emigrating and likely lead to a reduction in the number and proportion of Welsh speakers in Bethel. The proposed dwellings would be suitable for both families and couples, enabling younger generations to bring up families and contribute towards the local community.
- 5.17 In response, the Language Unit noted that a wider study area needed to be considered for an application of this size and the applicant should offer an analysis and reasons for the demographic changes seen in the area to be able to assess the potential impact of the development accurately and thoroughly. There is a need to assess how the development contributes towards other developments (in the pipeline, or approved) within the area and nearby areas. Although they had been taken from the Local Development Plan, given that the figures would have now changed, they ask the applicant to use the latest figures for elements such as house prices and average salaries. By recognising the high percentage of Welsh speakers in Bethel according to the 2021 Census statistics, census evidence indicates that only a very small number of new residents are needed in a small village to have a major impact on the percentage of speakers and to change the linguistic composition. It is strongly suggested that authors of the report verify the information and content to ensure that all information is relevant to the area in question in the application.
- 5.18 These concerns have been submitted to the applicant and they note that this is a site that has already been designated for housing within the LDP and the site was the subject of a linguistic assessment at the time. The applicants have submitted an update to the Welsh Language statement responding to the specific points raised by the Language Unit and the matter will be further reported upon to the Committee. However, on balance and considering that the site has been designated for housing and that it is for 100% affordable housing, there is no evidence to show that the proposal would have a harmful impact on the language and, therefore, it is considered that the proposal is acceptable in terms of policy PS1 of the LDP and the relevant supplementary planning guidance.

Open spaces

- 5.19 Policy ISA 5 notes that new housing proposals for 10 or more houses, in areas where existing open spaces cannot satisfy the needs of the proposed housing development, are expected to provide a suitable provision of open spaces. Paragraph 6.1.29 of the LDP states that in order to inform the open space requirements on future proposals, the Fields in Trust (FIT) benchmark standard of a minimum 2.4 hectares per 1,000 population should be used. This consists of 1.6ha of outdoor sports facilities (of which 1.2ha are formal playing pitches) and 0.8ha of children's playing space (of which 0.25ha are equipped play spaces).

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- 5.20 By following the FIT methodology, it is noted that a development of the size under consideration here should provide an area of 965.60m² for Outdoor Sports, 173.17m² of Informal Play Areas for children and 138.31m² of play areas and equipment for children. This means that a total of 1277.08m² of open spaces are expected for the development. There is a total of 1124m² in two open spaces on the site but there is no intention to install play equipment on the site.
- 5.21 The applicants explain that the area designated as an open space towards the west of the site intends to be used to deal with sustainable drainage requirements and, therefore, it is not suitable for play equipment while a play area to the east of the site will be an informal space due to constraints on the grounds that a (high voltage) electricity line runs above the site and that it is close to the house next door, namely Dryslwyn. Therefore, providing a play area here would not be reasonable in terms of health and safety nor in terms of the amenities of the adjacent house. Should it be necessary to provide a play area on this site, it is also noted that the number of units would have to be reduced. This would then lead to a development of smaller density which possibly would not comply with the requirements of policy PCYFF 2.
- 5.22 An existing play area is within 60m of the site and the applicants are willing to contribute an appropriate sum towards improving the facilities and access to that area rather than attempting to provide a new area within the application site. It is also noted that no land outside the application site is in the ownership of the applicants or under their control.
- 5.23 Policy ISA 5 acknowledges that on-site provision may not always be practical in each case. The applicant must provide strong justification to prove that it is not possible to provide outdoor play areas as an integral part of a new housing development. In these cases, the Authority will seek to organise a planning obligation under Section 106 Town and Country Planning Act 1990. The planning obligation will enable developers to make a contribution towards suitable play areas off the site instead of direct provision within the development site itself. Based on the explanation provided above, should planning permission be granted for these houses, it is believed that it would be acceptable to proceed to draw up a legal agreement to ensure an appropriate financial contribution towards improving the existing play provision in the village.

Educational matters

- 5.24 When proposals create direct needs for new or improved infrastructure, including educational facilities, Policy ISA 1 notes that provision relating to infrastructure in the Development Plan makes it a requirement for the proposal to fund these. A request can be made for a financial contribution to improve infrastructure, facilities, services and associated works when these are necessary to make the proposals acceptable.
- 5.25 By using the standard methodology, it is estimated that this development will generate the following capacity
- Primary School = 10.4 children
 - Secondary School (7-11) = 7.5 children
 - Secondary School (12-13) = 0.5 children
- 5.26 As part of the pre-application consultation, it was noted that there is sufficient space in the local Primary School to cope with the proposal, but there is no space in the Secondary School and, therefore, this requires a financial contribution in accordance with policy ISA 1 to meet the needs of the Secondary School. By using the demand objectives above, a notional contribution can be calculated of what is sought through a 106 Agreement towards improving the secondary educational provision:

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Secondary School Years 7-11 = £15,299 x 7.5 = **£114,742.50**

Secondary School Years 12-13 = £16,572 x 0.5 = **£8,286.00**

Total contribution (if there is no capacity in the whole school) = **£123,028.50**

Using this figure as a starting point, the exact contribution will be based on further discussions with the Education Department regarding the specific needs of the school.

6. Conclusions:

- 6.1 This is a proposal for an affordable housing development that has been designed to meet the needs of the local housing market and is located on a site that has been designated for housing within the development boundary of the village. As a result, it is believed that the plan is acceptable on the grounds of principle and that it complies with relevant local and national planning policies regarding all the relevant material planning matters.

7. Recommendation:

To delegate powers to the Head of Environment Department to approve the application subject to ensuring an acceptable solution regarding archaeological matters and a 106 agreement for a play area and educational contribution and conditions in relation to the following:

Commencement within five years

Development to comply with the approved plans

Affordable homes provision programme must be submitted and agreed

External materials, including roof slates, must be agreed

Removal of permitted development rights

Welsh Water Condition

Highways Conditions

Biodiversity conditions

A Construction Environmental Management Plan needs to be submitted before the development work can commence

A Welsh name for the housing estate and individual houses.

Restrict the use to C3 use class only

Archaeology conditions

Note - Welsh Water

Land Drainage Unit

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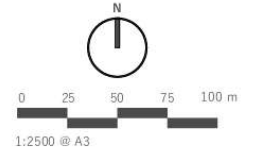
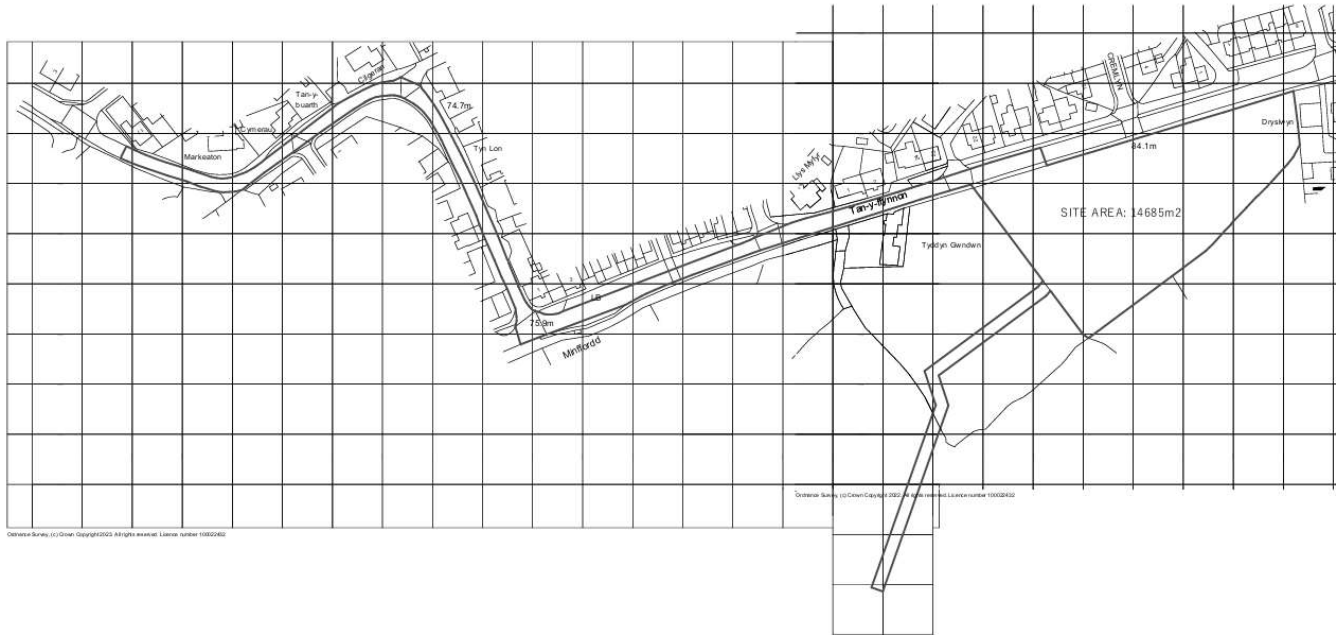
Transportation Unit

Major development

22/08/23

DERBYN - Cynllunio Cyngor Gwynedd

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REV. DESCRIPTION:	DATE	BY	CHK
P1	FIRST ISSUE	12/05/2022	ME GJ
P2	AREA ADDED	13/08/2023	SO GJ
P3	RED LINE EXTENDED TO ACCOMMODATE DRAINAGE CONNECTIONS	27/06/2023	SO
P4	OS PLAN EXTENDED	28/06/2023	SO



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PROJECT:
HOUSING SITE, BETHEL

CLIENT:
WILLIAMS HOMES / ADRA

DRAWING TITLE:
LOCATION PLAN

PURPOSE OF ISSUE: PLANNING	STATUS: S3
DRAWING No: HSB-SAL-A1-ZZ-DR-A-0001	PROJECT No: P1141
SCALE: 1:2500@A3	REVISION: P4

REV	DESCRIPTION	DATE	BY	CHK
P1	UPDATED HOUSING MIX	05/05/2023	SD	SD
P2	UPDATED LAYOUT WITH PLANNING COMMENTS TO AND FABRICATION CHANGES	08/05/2023	SD	SD
P3	TURNING HEAT ADDED	25/08/2023	SD	SD
P4	WINDLURE BUFFER ADDED	07/08/2023	MM	SD
P5	EXTERNAL WORKS UPDATED	25/06/2023	MM	SD
P6	WATER TREATMENT	26/06/2023	MM	SD
P7	LEVELS ADDED	01/09/2023	SD	SD
P8	WATER & BATT BUSES	11/10/2023	SD	SD
P9	PLOT'S PARKING UPDATED	06/11/2023	SD	SD

14/11/23
DERBYN - Adran Cynllunio Cynghor Gwynedd

Cynllun Diwygiedig Amended Plan

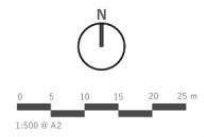


NOTES

- EXTERNAL GARDEN SHED TO BE SECURE BY DESIGNED APPROVED - ASGARD METAL SHED APPROXIMATE PLAN SIZE (7 FT X 3 FT) COMPLETE WITH DOOR, ALL IRONMONGERY, LOCKS ETC., SHED FIXED TO AND INCLUDING 100MM CONCRETE SLAB LAID ON AND INCLUDING DAMP PROOF MEMBRANE ON BLINDED 100MM HARDCORE BED
- EXTERNAL RAIN WATER COLLECTING BUTTS - 210 LITRE INCLUDING CHILD / WIND RESISTANT LID, TAP FOR WATER DRAIN OFF, SUPPORT PLINTH FIXED LEVEL WITH RAIN WATER PIPE.
- BINS STORE AREAS - PROVIDE SUFFICIENT AREAS TO STORE 2ND LARGE WHEELIE BINS AND 3RD RECYCLING BINS.
- SUPPLY & FIX WASHING LINE & POSTS
- ALL PATHS TO BE 100MM IN-SITU CONCRETE (NOI PRE-CAST SLABS) LIGHT BRUSH FINISHED INCLUDING BEVELLED EDGES AND SMOOTH TROWELLED EDGE STRIPS TO BOTH SIDES OF PATH EXPANSION JOINTS OVER 6M LENGTHS.
- MIN 3X3M SQUARE IN SITU CONCRETE PATIO AREA TO BE PROVIDED (NB THIS IS INCLUDED IN THE 40M2 REAR GARDEN AREA) EXCEPT FOR PLOT 29 WHERE PATIOS TO BE CONSTRUCTED FROM RUBBERCRUMBS TO SUIT OCCUPANT REQUIREMENTS
- EXTERNAL AIR SOURCE HEAT PUMPS
- 4 nos. WOODCRETE BAT BOXES SUITABLE FOR CREVICE DWELLING BATS - SCHWELGAR OR SIMILAR, PLACED AT LEAST 3m ABOVE GROUND & SOUTH FACING AWAY FROM WINDOWS & LIGHTING
- 4 nos. WOODCRETE / WOODSTONE BIRD BOXES, TO INCLUDE A MIXTURE OF:
 - SPARROW BOX WITH 32mm ENTRANCE
 - BOX FOR SMALLER BIRDS (25-28mm)
 - STARLING BOX WITH 45mm OPENING
 PLACED BETWEEN 2-4m FROM THE GROUND FACING NORTH

HOUSE TYPES		
TYPE		AMOUNT
	2P1B FLAT	4
	3P2B BUNGALOW	3
	4P2B HOUSE	8
	5P3B HOUSE	12
	7P4B HOUSE	2
	5P3B WCB	1
		Total 30

GWYNEDD RECREATIONAL NEEDS - OSRV REQUIREMENT: BASED ON THE ABOVE MIX: 1448m2
AREA PROVIDED: 1124m2 (324m2 SHORT FALL)



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PROJECT:
HOUSING SITE, BETHEL

CLIENT:
WILLIAMS HOMES / ADRA

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
HSB-SAL-A1-ZZ-DR-A-0003	P1141
SCALE:	REVISION:
1:500@A2	P9

14/11/23

DERBYN - Adran Cynllunio Cyngor Gwynedd

GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION



- NOTES:
1. Do not scale from this drawing.
 2. Always work to most dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The construction of all materials must be checked on site before being used.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

KEY

- HV Cable with 3m Easement
- Existing Public Right of Way
- Proposed Lawn
- Proposed Wildflower Meadow
Refer to Schedule C for details.
- Proposed Wildflower Meadow Planting
Refer to Schedule D for details.
- Proposed Native Hedgerow Mix
Refer to Schedule E for details.
- Proposed Single Species Hedgerow
Refer to Schedule E for details.
- Proposed Tree
Refer to Schedule A for details.
- Proposed Metal Railing to Front of Properties
Product: 1.1m High Grey Metal Garden Railing by Jackson's Fencing or equal.
- Proposed Fencing to Rear Garden Boundaries
Product: 1.8m High Flat Top Timber/wood Fencing by Jackson's Fencing or equal with existing gates.
- Proposed Surfacing to Highway
- Proposed Pavements Surfacing to Highway
- Proposed Surfacing to Footpaths
- Proposed Paving to Private Paths
Product: Slate by Talamore or equal.
Colour: Autumn and Heather
- Proposed Pavements Paving to Car Parking Spaces
Product: Hydrogen Topix by Talamore or equal.
Colour: Diamond and Slate

Rev	Date	Description	Drawn/Approved
001	14/11/23	Planning Day Arrangements	HA / HA
002	20/11/23	Planning Schedule Updates	HA / HA

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Client	Williams Homes/ ADRA		
Project	Bethel Residential Development		
Dwg Title	Landscape General Arrangements		
Created on	Created by	Approved by	
22.06.23	HA	SR	
Scale	Site	Workstage	
1:250	A1		
Dwg No	Subsity	Revision	
345-LST-XX-XX-DR-L-0101			P02

land studio

REF ID:	127648212023
REV:	01
DATE:	05/09/23
BY:	SA
CHK:	SA
APP:	SA
DATE:	05/09/23
BY:	SA
CHK:	SA
APP:	SA
DATE:	05/09/23

05/09/23
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PLOT 18



PLOT 19 PLOT 20 PLOT 21 PLOT 22 PLOT 23 PLOT 24 PLOT 25 PLOT 26 PLOT 27 PLOT 28 PLOT 29 PLOT 30

STREET ELEVATION 1
SCALE: 1:150



PLOT 17 PLOT 16 PLOT 15 PLOT 14 PLOT 13 PLOT 12 PLOT 11 PLOT 10 PLOT 9 PLOT 8 PLOT 7 PLOT 6 PLOT 5



PLOTS 3-4 PLOTS 1-2

STREET ELEVATION 2
SCALE: 1:150

Cynllun Diwygiedig
Amended Plan



PLOT 7 PLOTS 8

STREET ELEVATION 3
SCALE: 1:150



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1105-1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200

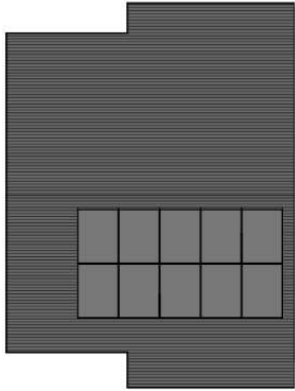
PROJECT: HOUSING SITE, BETHEL

CLIENT: WILLIAMS HOMES / ADRA

DRAWING TITLE: PROPOSED STREET ELEVATIONS

DATE:	05/09/23
SCALE:	1:150 (A1)
PROJECT No:	171141
DRAWING No:	171141
DATE:	05/09/23
SCALE:	1:150 (A1)

PLANS



ROOF PLAN
SCALE: 1 : 100



GROUND FLOOR
SCALE: 1 : 100

PLOT 7
PLOT 8 (HANDED)
PLOT 30 (HANDED) - PV'S TO REAR

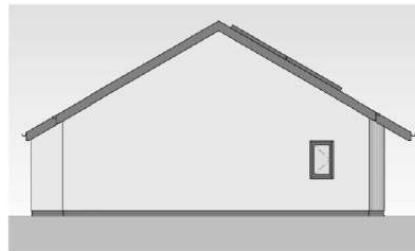
ELEVATIONS



FRONT ELEVATION
SCALE: 1 : 100



REAR ELEVATION
SCALE: 1 : 100



SIDE ELEVATION
SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	16/08/23	MM	GU
P2	CONTRACTOR'S COMMENTS	20/08/23	MM	SD
P3	DRAFT ELEVATIONS	19/08/23	SD	GU
P4	FINAL ISSUE	22/08/23	SD	GU

22/08/23
DERBYN - Cynllunio Cyngor Gwynedd

MATERIAL SCHEDULE

- RENDER
- ▨ TIMBER CLADDING
- SLATE/TILE

FLOOR

FLOOR	AREA
GROUND FLOOR	61.4 m ²
	61.4 m ²

3P2B STORAGE (2m³)

NAME	AREA	COMMENTS
00 - GROUND FLOOR		
STR	0.9 m ²	
AC	0.4 m ²	MINIMUM 1m ² SHELVING
STR	0.8 m ²	
	2.0 m ²	



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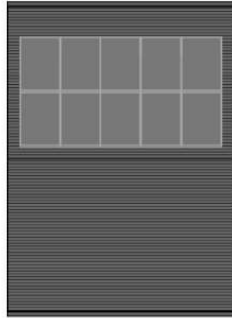
PROJECT
HOUSING SITE, BETHEL

CLIENT
WILLIAMS HOMES/ADRA

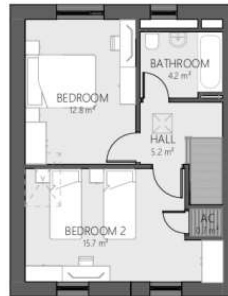
DRAWING TITLE
3P2B BUNGALOW PLANS
AND ELEVATIONS

DRAWING STATUS PLANNING	STATUS S3
DRAWING No: HSB-SAL-03-ZZ-DR-A-0031	PROJECT No: P1141
SCALE As indicated@A2	REVISION: P4

PLANS



ROOF PLAN
SCALE: 1 : 100



FIRST FLOOR
SCALE: 1 : 100

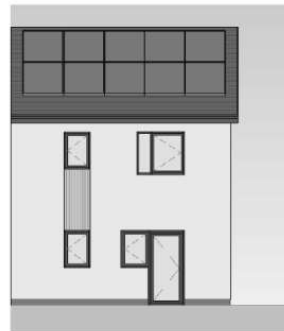


GROUND FLOOR
SCALE: 1 : 100

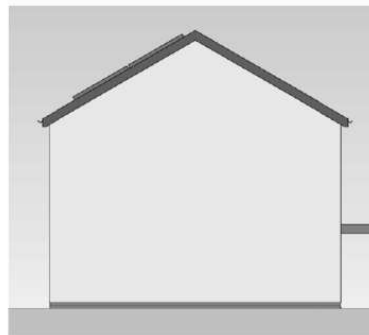
ELEVATIONS OPTION 1



FRONT ELEVATION TYPE 1
SCALE: 1 : 100



REAR ELEVATION TYPE 1
SCALE: 1 : 100



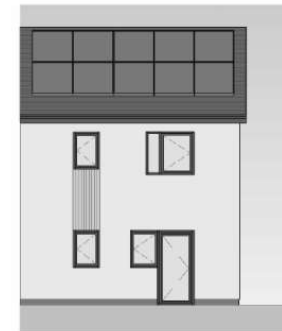
SIDE ELEVATION 1 TYPE 1
SCALE: 1 : 100

PLOT 13
PLOT 12 (HANDED, MID TERRACE)

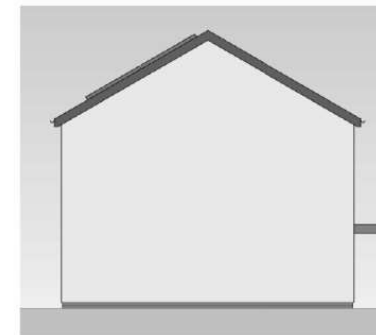
ELEVATIONS OPTION 2



FRONT ELEVATION TYPE 2
SCALE: 1 : 100



REAR ELEVATION TYPE 2
SCALE: 1 : 100



SIDE ELEVATION 1 TYPE 2
SCALE: 1 : 100

PLOT 15, 19, 21, 25
PLOT 16 (HANDED)

PRINTED:	05/16/2023 09:41:11
REV:	DESCRIPTION DATE BY CHK
P1	INITIAL ISSUE 16/06/2023 MM GD
P2	CONTRACTOR'S COMMENTS 16/06/2023 MM GD
P3	ELEVATIONS ADDED 16/06/2023 SD GD
P4	INCISURE 20/06/2023 SD GD

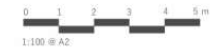
22/08/23
DERBYN - Cynllunio Cyngor Gwynedd

MATERIAL SCHEDULE

- RENDER
- TIMBER CLADDING
- SLATE/TILE

FLOOR	
FLOOR	AREA
GROUND FLOOR	41.5 m²
FIRST FLOOR	41.5 m²
	82.9 m²

4P2B STORAGE (2.5m²)		
NAME	AREA	COMMENTS
00 - GROUND FLOOR		
STR	0.5 m²	
STR	1.3 m²	
01 - FIRST FLOOR		
AC	0.7 m²	
	2.5 m²	



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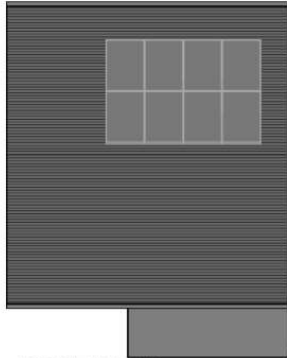
PROJECT:
HOUSING SITE, BETHEL

CLIENT:
WILLIAMS HOMES/ADRA

DRAWING TITLE:
4P2B HOUSE TYPE PLANS AND ELEVATIONS

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
HSB-SAL-04-ZZ-DR-A-0041	P1141
SCALE:	REVISION:
As indicated@A2	P4

PLANS



ROOF PLAN
SCALE: 1:100



FIRST FLOOR FLAT
SCALE: 1:100



GROUND FLOOR FLAT
SCALE: 1:100

PLOT 3/4
PLOT 1/2 (HANDED)

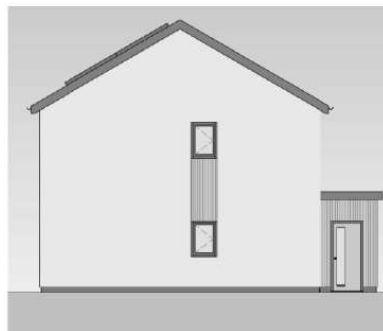
ELEVATIONS



FRONT ELEVATION
SCALE: 1:100



REAR ELEVATION
SCALE: 1:100



SIDE ELEVATION 1
SCALE: 1:100

05/09/23
DERBYN - Cynllunio Cyngor Gwynedd

Cynllun Diwygiedig
Amended Plan

REV.	DESCRIPTION	DATE	BY	CHK.
P1	INITIAL ISSUE	16/05/2021	NM	GI
P2	CONTRACTOR'S COMMENTS	30/01/2023	NM	SD
P3	CLIENT'S COMMENTS	19/02/2023	SD	GI
P4	FINAL ISSUE	23/06/2023	NM	SD
P5	DWG ADDED	01/09/2023	SD	GI

MATERIAL SCHEDULE

- RENDER
- TIMBER CLADDING
- SLATE/TILE

2P1B GIFA (53m²) FF FLAT	
FLOOR	AREA
00 - GROUND FLOOR	
FIRST FLOOR FLAT	56.2 m²
01 - FIRST FLOOR	
FIRST FLOOR FLAT	54.4 m²

2P1B GIFA (53m²) GF FLAT	
FLOOR	AREA
GROUND FLOOR FLAT	53.7 m²

2P1B FF STORAGE (15m²)		
NAME	AREA	COMMENTS
01 - FIRST FLOOR		
STR	0.5 m²	
A/C	1.2 m²	
	1.7 m²	

2P1B GF STORAGE (1.5m²)		
NAME	AREA	COMMENTS
00 - GROUND FLOOR		
STR	0.8 m²	
STR	0.7 m²	
A/C	0.7 m²	
	2.2 m²	



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PROJECT:
HOUSING SITE, BETHEL

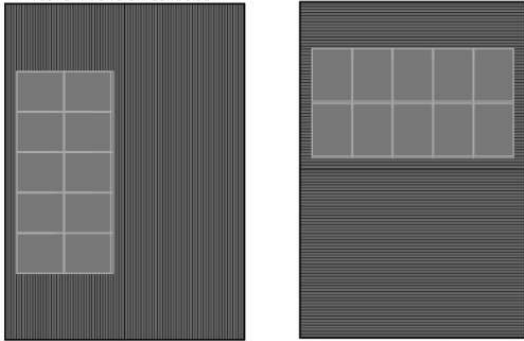
CLIENT:
WILLIAMS HOMES/ADRA

DRAWING TITLE:
2P1B FLAT PLANS AND ELEVATIONS

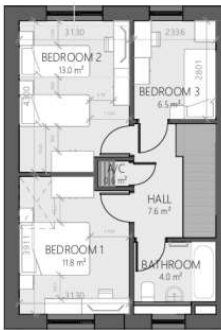
DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
HSB-SAL-02-ZZ-DR-A-0050	P1141
SCALE:	REVISION:
As indicated@A2	P5

PLANS

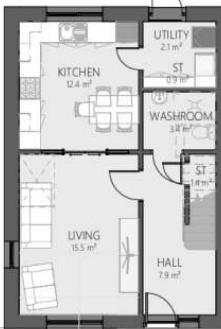
PLOT 5 - PV'S TO OPPOSITE SIDE



ROOF PLAN OPTION 1 **ROOF PLAN OPTION 2**
SCALE: 1:100

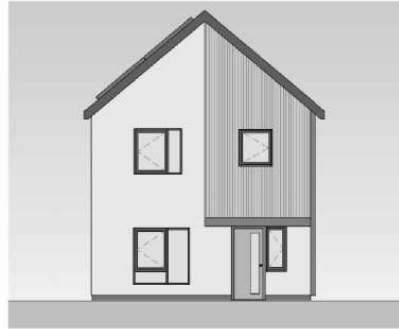


FIRST FLOOR
SCALE: 1:100

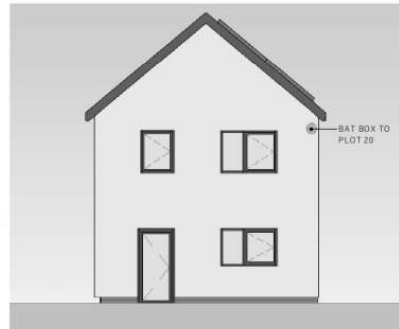


GROUND FLOOR
SCALE: 1:100

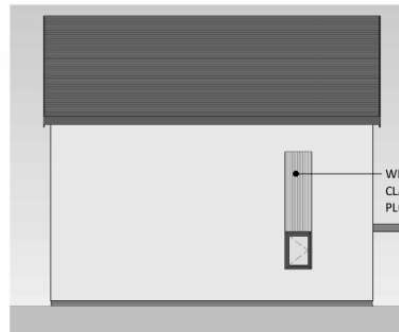
ELEVATIONS OPTION 1



FRONT ELEVATION TYPE 1
SCALE: 1:100



REAR ELEVATION TYPE 1
SCALE: 1:100



SIDE ELEVATION 1 TYPE 1
SCALE: 1:100

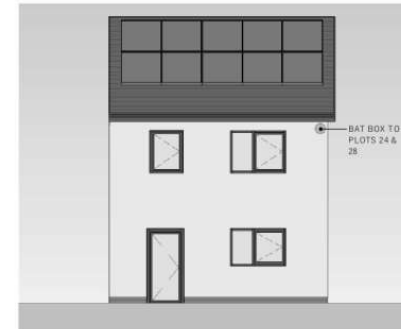
PLOT 5 - PV'S TO OPPOSITE SIDE
PLOT 11, 14, 20, 22, 26 (HANDED)

ELEVATIONS OPTION 2

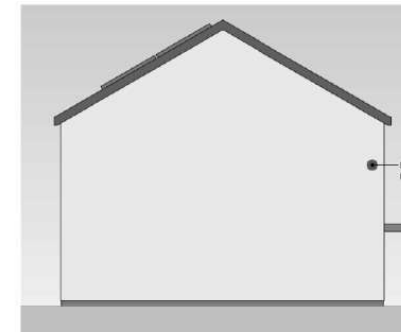
14/11/23
DERBYN - Adran Cynllunio Cyngr Gwynedd



FRONT ELEVATION TYPE 2
SCALE: 1:100



REAR ELEVATION TYPE 2
SCALE: 1:100



SIDE ELEVATION 1 TYPE 2
SCALE: 1:100

PLOT 23, 27
PLOT 24, 28 (HANDED)

REV	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	16/05/2023	NMA	GU
P2	CONTRACTOR'S COMMENTS	30/06/2023	NMA	SD
P3	ELEVATIONS ADDED	16/06/2023	SD	GU
P4	PAC ISSUE	20/06/2023	SD	GU
P5	PAC REVUE	26/06/2023	SD	GU
P6	DIMENSIONS ADDED	01/06/2023	SD	GU
P7	UPDATED KITCHENS	05/06/2023	ME	SD
P8	BIRD & BAT BOXES ADDED	31/10/2023	SD	GU

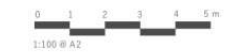
Cynllun Diwygiedig
Amended Plan

MATERIAL SCHEDULE

- RENDER
- TIMBER CLADDING
- SLATE/TILE

SP3B GIFA (93m ²)	
FLOOR	AREA
GROUND FLOOR	46.5 m ²
FIRST FLOOR	46.5 m ²
	93.0 m ²

SP3B STORAGE (2.5m ²)		
NAME	AREA	COMMENTS
00 - GROUND FLOOR		
ST	1.4 m ²	
ST	0.9 m ²	
01 - FIRST FLOOR		
A/C	0.6 m ²	
	3.0 m ²	



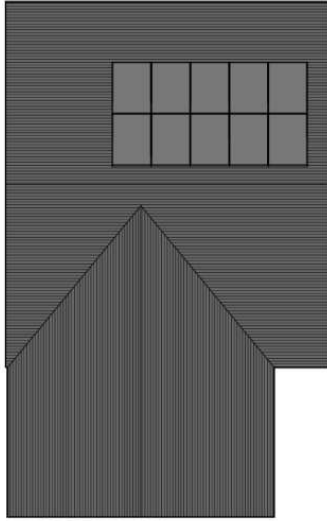
PROJECT:
HOUSING SITE, BETHEL

CLIENT:
WILLIAMS HOMES/ADRA

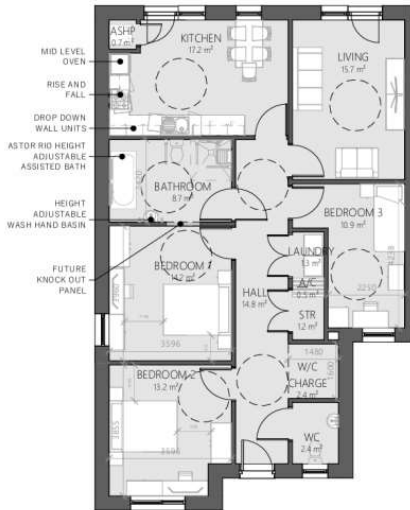
DRAWING TITLE:
SP3B HOUSE TYPE PLANS
AND ELEVATIONS

DRAWING STATUS: PLANNING	STATUS: S3
DRAWING No: HSB-SAL-05-ZZ-DR-A-0042	PROJECT No: P1141
SCALE: As indicated@A2	REVISION: P8

PLANS



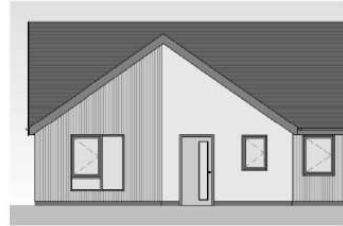
ROOF PLAN
SCALE: 1 : 100



GROUND FLOOR
SCALE: 1 : 100

PLOT 29

ELEVATIONS



FRONT ELEVATION
SCALE: 1 : 100



REAR ELEVATION
SCALE: 1 : 100



SIDE ELEVATION
SCALE: 1 : 100

SP3B KITCHEN UNITS SCHEDULE			
MARK	TYPE	VOLUME	COMMENTS
1	M_Tall Cabinet-2 Door-Built in: 650 OVEN HOUSING	0.55 m ³	
2	BASE SINGLE: 500 (NO PLINTH)	0.16 m ³	
3	BASE DRAWER: 500 PEDESTAL DRAWER	0.10 m ³	
4	BASE CORNER simple: 1000mm w 500 door NO PLINTH	0.34 m ³	
5	BASE SINGLE: 500mm PEDESTAL	0.10 m ³	LOCKABLE
6	BASE SINGLE: 400 ECOCBIN (NO PLINTH) 2	0.00 m ³	
7	WALL SINGLE: 500 x 720mm	0.09 m ³	PULL DOWN
8	WALL SINGLE: 500 x 720mm	0.09 m ³	PULL DOWN
9	WALL SINGLE: 500 x 720mm	0.09 m ³	PULL DOWN
10	WALL SINGLE: 500 x 720mm	0.09 m ³	PULL DOWN
11	WALL SINGLE: 500 x 720mm	0.09 m ³	PULL DOWN
12	WALL SINGLE: 500 x 720mm	0.09 m ³	PULL DOWN
13	WALL SINGLE: 400 x 720mm	0.07 m ³	
		1.86 m ³	

GENERAL

- EXTERNAL DOORS TO BE 1000mm WIDE WITH 900mm CLEAR WIDTH, LOW THRESHOLD TO BE PROVIDED.
- INTERNAL DOORS TO BE 1000mm WIDE WITH 900mm CLEAR WIDTH
- SWITCHES, SOCKETS & CONTROLS TO BE WHEELCHAIR ACCESSIBLE (1000mm HIGH)
- WALLS / CEILINGS TO BE SUITABLE FOR FUTURE CEILING TRACK HOIST
- SURE STOP TAP TO BE PROVIDED
- LOW SURFACE TEMPERATURE RADIATORS WITH COVERS TO BE PROVIDED
- SAFETY THUMB TURN LOCKING MECHANISMS AS STANDARD
- WINDOW RESTRICTORS TO BE PROVIDED
- EXTERNAL DOORS TO HAVE KEY LOCKS (NOT THUMB TURNS)
- LAUNDRY, STORE & ASHP CUPBOARDS TO HAVE LOCKS

PRINTED:		BY: CHK	
REV	DESCRIPTION	DATE	BY
P1	FIRST ISSUE	12/09/2023	MM GJ
P2	INITIAL ISSUE TO WILLIAMS HOMES	16/09/2023	MM GJ
P3	CONTRACTOR COMMENTS	20/09/2023	MM GJ
P4	ELEVATION LAYOUT	19/09/2023	SD GJ
P5	ENC ISSUE	21/09/2023	SD GJ
P6	DIMENSIONS AND KITCHEN SCHEDULE ADDED	21/09/2023	ME SD
P7	UPDATES FOLLOWING CLIENT COMMENTS	27/09/2023	ME SD
P8	UPDATED KITCHEN LAYOUT	28/09/2023	ME SD
P9	UPDATED KITCHENS	05/10/2023	ME SD
P10	NOTES/UPDATES	05/10/2023	SD GJ
P11	REB SIGN ADDED	01/10/2023	SD GJ

MATERIAL SCHEDULE

- RENDER
- TIMBER CLADDING
- SLATE/TILE

SP3B GIFA (m²)

FLOOR	AREA
GROUND FLOOR	105.6 m ²
	105.6 m ²

SP3B STORAGE (2.5m³)

NAME	AREA	COMMENTS
00 - GROUND FLOOR		
A/C	0.5 m ²	
STR	1.2 m ²	
LAUNDRY	1.3 m ²	
	3.0 m ²	

14/11/23

DERBYN - Adran Cynllunio Cynyr Gwynedd

Cynllun Diwygiedig
Amended Plan



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PROJECT:
HOUSING SITE, BETHEL

CLIENT:
WILLIAMS HOMES/ADRA

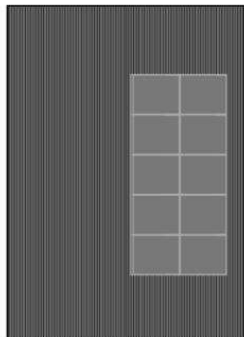
DRAWING TITLE:
SP3B WHEELCHAIR BUNGALOW PLANS AND ELEVATIONS

DRAWING STATUS: PLANNING STATUS: S3

DRAWING No: HSB-SAL-06-ZZ-DR-A-0033 PROJECT No: P1141

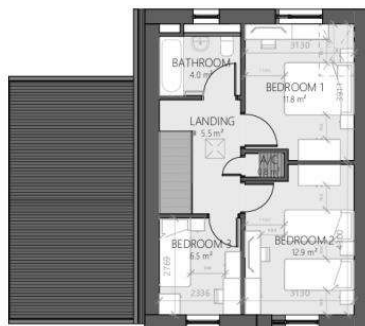
SCALE: As indicated@A2 REVISION: P11

PLANS



ROOF PLAN

SCALE: 1:100



FIRST FLOOR

SCALE: 1:100



GROUND FLOOR

SCALE: 1:100

**Cynllun Diwygiedig
Amended Plan**

14/11/23
DERBYN - Adran Cynllunio Cyngor Gwynedd

ELEVATIONS



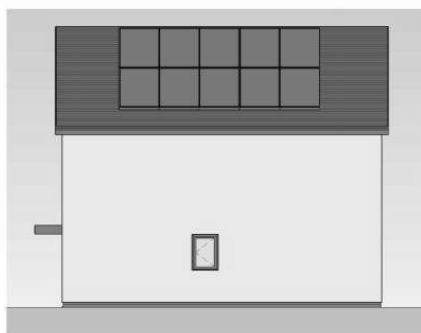
FRONT ELEVATION

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100



SIDE ELEVATION 1

SCALE: 1:100



SIDE ELEVATION 2

SCALE: 1:100

REV	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	16/01/2023	MM	SI
P2	CONTRACTOR'S COMMENTS	30/05/2023	MM	SD
P3	DETAILED DRAWINGS ADDED	19/08/2023	SD	SI
P4	PLAN SIGN	23/08/2023	SD	SI
P5	DRAWINGS ADDED	01/09/2023	SD	SI
P6	UPDATED SITE PLAN	05/10/2023	MM	SD
P7	BIRD AND BAT BOXES ADDED	31/10/2023	SD	SI

MATERIAL SCHEDULE

- RENDER
- TIMBER CLADDING
- SLATE/TILE

7P4B GFA (114m²)

FLOOR	AREA
GROUND FLOOR	67.2 m²
FIRST FLOOR	46.5 m²
	113.8 m²

7P4B STORAGE (3m³)

NAME	AREA	COMMENTS
00 - GROUND FLOOR		
ST	2.2 m²	
01 - FIRST FLOOR		
A/C	0.8 m²	
	3.0 m²	



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PROJECT:
HOUSING SITE, BETHEL

CLIENT:
WILLIAMS HOMES/ADRA

DRAWING TITLE:
**7P4B HOUSE TYPE PLANS
AND ELEVATIONS**

DRAWING STATUS: PLANNING STATUS: S3

DRAWING No: H5B-SAL-07-ZZ-DR-A-0044 PROJECT No: P1141

SCALE: As indicated@A2 REVISION: P7

PLOT 17 (SEMI-DETACHED) PV OMITTED AS DRAWN, PROVIDED TO LOWER ROOF AND S.E. ROOF INSTEAD
PLOT 18 (DETACHED)







PLANNING COMMITTEE	DATE: 11/12/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C22/0705/33/LL

Date Registered: 20/10/2022

Application Type: Full

Community: Buan

Ward: Efailnewydd / Buan

Proposal: Application for a proposed pick-your-own enterprise to include alterations to the existing vehicular access, provision of a car park for customers, installation of a polytunnel and shelter with solar panels above, provision of a shipping container for the installation of irrigation equipment and associated equipment with the solar panels and a shipping container for weighing the fruit and selling refreshments, installation of water collection tanks, and the erection of a building to provide toilets.

Location: Tŷ Cynan, Rhydyclafdy, Pwllheli, Gwynedd, LL53 7YL

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 An application for a proposed pick-your-own enterprise to include alterations to the existing vehicular access, provision of a car park for customers, installation of a polytunnel and shelter with solar panels above, provision of a shipping container for the installation of irrigation equipment and associated equipment with the solar panels and a shipping container for weighing the fruit and selling refreshments, installation of water collection tanks, and the erection of a building to provide toilets.
- 1.2 The site is located on the outskirts of the village of Rhydyclafdy in open countryside and within the Llŷn and Enlli Area of Outstanding Historic Interest.
- 1.3 It is noted that using land for a Pick-Your-Own fruit enterprise and market garden does not require formal planning consent, therefore using parts of the land to grow fruit and vegetables and using an area of hardstanding for parking fall outside this application. Nevertheless, the proposal does include the following developments, which require planning consent:
- Water collection tanks (two round tanks measuring 3.45m wide and 3.65m long) on a concrete floor measuring 3.8m by 7.75m.
 - Provision of an equipment room (5.9m by 2.9m and 2.5m high container), finished with vertical larch boards.
 - Provision of a container for weighing the fruit and sale of refreshments (5.9m by 2.9m and 2.5m high container), finished with vertical larch boards.
 - Provision of a hardstanding and installation of timber larch fence measuring 3.3m high around the area where the water collection tanks are located, equipment room and container for weighing the fruit and sale of refreshments.
 - Provision of building for an accessible toilet (2.3m by 2.8m and 2.5m high container) finished with vertical larch boards, as well as an access ramp.
 - Provision of polytunnel measuring 8.5m by 20m and 3.3m high, covered with polythene.
 - Growing shelter with solar panels and clear covers above. These shelters would be set out and form ridge roofs above the growing boards. Water would be collected via a system of rainwater goods at the bottom of the panels. The shelter would extend to a height of 3.1m. Collectively, the shelters would cover an area of approximately 58m by 48m.
 - Changes to the existing vehicular access, including widening it.
 - Provision of a 3m wide pedestrian path created from grass reinforced mesh.
- 1.4 The following documents have been submitted as a part of the application:
- Pre-application Consultation Report
 - Planning Statement
 - Transport Statement
 - Welsh Language Impact Assessment
- 1.5 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the development that is the subject of this application is defined as a "major development" due to the number of units proposed and the size of the site. In line with the appropriate procedure, a Pre-application Consultation Report was accepted as a part of the application. The report shows that the developer has informed the public and statutory consultees of the proposal prior to submitting a formal planning application. The report includes copies of the responses received.

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 (Wales) Act 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

PS1: The Welsh Language and Culture

PS4: Sustainable transport, development and accessibility

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

PS6: Alleviating and adapting to the effects of climate change

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PCYFF 5: Carbon Management

PCYFF 6: Water Conservation

PS7: Renewable Technology

AND 2: PV Solar Energy

PS13: Providing opportunities for a flourishing economy

CYF 6: Re-use and conversion of rural buildings, use of residential properties or new build units for business/industrial use

PS14: The Visitor Economy

TWR 1: Visitor Attractions and Facilities

PS19: Conserve and where appropriate enhancing the natural environment

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PS20: Preserving and where appropriate enhancing heritage assets

Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Letter of the Welsh Government's Minister for Climate Change, dated 11 October 2023 announcing an update to chapter 6 of Planning Policy Wales with immediate effect.

Technical Advice Note 5: Planning and nature conservation

Technical Advice Note 6: Planning for sustainable rural communities

Technical Advice Note 12: Design

3. Relevant Planning History:

3.1 C21/1075/33/LL - Proposed agricultural building - Approved - 14.01.2022

C20/0894/33/LL - Installation of 2 tents as glamping accommodation (seasonal) on a timber decking along with using the existing car park as a site to store 10 touring caravans over the winter - Approved - 01.03.2021

C17/0016/33/LL - Creation of touring caravan site for 10 caravans including a toilet block - Approved - 01.08.2017

C15/0614/42/DA – Application for a non-material amendment to an application approved under C14/0509/33/LL in terms of the type and size of windows / doors and the exterior finish of the property - Approved - 07.10.2015

C14/0509/33/LL - Erection of single-storey affordable house, detached garage and creation of vehicular access - Approved - 15.05.2015

4. Consultations:

Community/Town Council: At a meeting of Buan Community Council held today, it was resolved to APPROVE the application.

Transportation Unit: I do not have an objection in principle, but I note that there is potential for two access points to serve the site, and we will ask for confirmation on this point, and if there are any proposed assessments

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to the access point in the community. We will also ask for the following conditions to be imposed on the application:

P05A - The access must be constructed with visibility splays of 2.4 metres by 40 metres on either side. Within the lines of the visibility splays, anything that is greater than 1 metre above the level of the adjoining highway, will not be approved.

P26A - The applicant must take every care to prevent surface water from the curtilage of the site discharging onto the highway.

The Applicant shall take all appropriate measures to prevent surface water from within the curtilage of the sites to discharge onto

the county highway.

That the first 10m of the access road are surfaced with a bound material.

Natural Resources Wales:

Thank you for consulting with Natural Resources Wales regarding the above application. 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 Consultation Topics, Development Planning Advisory Service: Consultation Subjects (September 2018):

<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-and-development/?lang=cy>.

Therefore, we have no observations to make on the proposed development. Note that our decision not to provide observations does not mean that there may not be a possibility for the proposed development to affect other interests, including environmental interests of local importance. The applicants should be informed that it is they, together with planning permission, who are responsible for ensuring that they obtain all the permits/permissions relevant to their development.

Welsh Water:

In respect of the aforementioned planning application, we can confirm that Dŵr Cymru Welsh Water have been previously informed of the proposed development and consulted, as a 'Specialist Consultee', in accordance with Schedule 1C Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. We note that our consultation response (Ref: PPA0007138) has been acknowledged and included at Appendix A of the accompanying Pre-Application Consultation (PAC) Report which highlights that a potable water supply can be provided to site and foul water flows can be accommodated within the foul only public sewerage system whereas surface water will need to be disposed by alternative means. With respect to the latter,

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the submitted application form indicates proposals to dispose surface water flows to the main sewer which we would advise that this is not permissible, and the development is subject to Schedule 3 of the Flood and Water Management Act 2010. Please note, we would look to object to any forthcoming SAB application which proposes to communicate surface water flows to a foul water sewer.

Accordingly, if you are minded to grant planning permission for the above development, we would request that the following Condition and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dŵr Cymru Welsh Water's assets:

Condition. No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development. Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Advisory Notes As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Gwynedd County Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dŵr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. The applicant may need to apply to Dŵr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of

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Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dŵr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times. In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Land Drainage Unit:

Since 7 January 2019, sustainable drainage systems (SuDS) are needed to control surface water for every new development of more than 1 house or where the construction area with drainage obligations is 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Gwynedd Council in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, it is likely that an application will need to be provided to the SuDS Approval Body for approval before construction work commences. No drainage materials have been submitted to date, and until an application is made to the SuDS Approval Body, there is no assurance that the site plan would enable compliance with the full suite of the national NDS standards. Early consultation with the SAB is recommended.

Language Unit:

We do not offer an assessment of the likely impact of the development ourselves or express an opinion which approves or objects the application in question. Instead, we will look at the opinion offered in the documents and on the evidence presented to support that opinion.

We encourage the applicant to use the latest data that is now available from the 2021 census.

We wish to refer the developer to the website of the Welsh Language Commissioner and the Welsh Offer in order to assist them to create a Language Plan and identify the development steps in terms of promoting the Welsh language.

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Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period ended, and no observations had been received regarding the proposal.

We notice that the applicant has provided a list of names and observations which support their proposal as a result of the offer of an opportunity for the community to support their application on their website.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The proposal includes a varied development as a result of providing a pick-your-own fruit enterprise on the site which is the subject of this application. The site is located on the outskirts of Rhydyclafdy in open countryside. The principle of a pick-your-own fruit enterprise is agricultural use as it involves using the land to grow produce. Part 3.8 of Technical Advice Note 6 confirms if a farm shop is used only for the sale of goods produced on that farm, with a minimal quantity of other goods from elsewhere then it is a use which is ancillary to the use as a farm and does not require specific planning permission. It is noted that this involves using the current farm buildings to sell the produce. In this case, the proposal involves the provision of a new construction and development specifically for the pick-your-own enterprise which is subject to planning consent.
- 5.2 The provision of a shop in the context of this proposal in the form of a cabin in order to weigh the produce as well as the sale of refreshments to customers, such as tea, coffee and cakes, etc. The cabin is small, and it is not considered large enough to sell many goods sourced elsewhere. Therefore, it is considered that this element of the proposal is acceptable and is in accordance with the objectives of the TAN - planning for sustainable rural communities.
- 5.3 The planning statement submitted as a part of the application noted that the proposal will provide a local facility of fruit and vegetables to the local community and businesses, as well as a tourist attraction. The application form notes that the business will employ 3 full-time members of staff and 9 part-time members of staff. The applicant runs a touring caravan site on the site already. Part 4 of policy PS13 supports the economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, and part 4 of policy PS14 of the tourist economy supports appropriately scaled new tourist provisions and initiatives in sustainable locations in the countryside as a part of farm diversification, particularly where these would also benefit local communities and support the local economy.
- 5.4 Policy TWR 1 also supports applications to develop new visitor attractions or facilities or to improve and extend the standard of existing facilities, and there is a series of criteria for developments located outside the development boundary. The proposal can be considered acceptable since it develops an activity that is restricted to a specific location due to its appropriate use of a natural resource (namely the land being used to grow the produce). The criteria further note:
- i. The scale, type and character of the proposed development is suitable for its urban/rural setting - the development is of a type and scale similar to what is expected as a result of an agricultural undertaking.

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- ii. The proposed development is of high quality in terms of the design, layout and appearance - all elements of the proposal have received specific attention from the applicant in order to ensure that they are of a high standard.
- iii. The proposed development will support and extend the range of facilities within the plan area - the development is unique and there is nothing similar in the locality. It will be an attraction for those visiting the area.
- iv. The proposal is supported by evidence to demonstrate that there would be local employment opportunities - the application form confirms an intention to employ full and part-time workers.

5.5 It is considered that the proposal offers a facility for the local neighbourhood and businesses as well as an attraction that is suitable for tourism and that the proposal therefore complies with the requirements of policies PS13, PS14, TWR 1 and PCYFF 1 of the Local Development Plan.

5.6 The proposal also includes the provision of a growing shelter and a polytunnel. These shelters would be in the form of steel frames with solar panels and clear covers forming the roofs. These shelters cover an area of approximately 58m by 48m which is 2784 square metres. The polytunnel would measure 8m by 20m and 3.3m high. These structures equate to a construction for agricultural use to grow produce on the land and it is considered that they are reasonable for their proposed use. Policy CYF 6 of the LDP allows proposals to provide new units for industry or business in open countryside subject to criteria relating to ensuring that the scale and nature of the development are acceptable given its location and size of the building in question and that the development would not lead to a conflicting use with nearby uses or has an impact on the viability of similar uses nearby. It is considered that the proposals comply with these requirements and that the proposal is acceptable in terms of this policy in the LDP as well as TAN 6.

Visual, general and residential amenities

5.7. The proposal is a varied development which includes the provision of a framework for a shelter to grow produce, erect a polytunnel, provide an equipment room and a container to weigh the produce and sell refreshments and an accessible toilet, all finished in vertical larch boards, as well as the provision of water tanks, hardstanding and an area fenced with larch panels.

5.8 The site, despite being on the outskirts of the village, is relatively concealed since the land gradually drops away from the village, and although a class 3 road (Lôn Pin) runs past the site, there are only intermittent views through the high hedges along the road leading from the site.

5.9 The shelter frame above the produce growing boards is substantial, and includes solar panels and clear panels above, which equates to a 3.1m high building with a ridge roof and valleys. Despite being substantial, its height and location means that it would be unlikely to have a substantial detrimental impact on the landscape, including the Landscape of Outstanding Historic Interest.

5.10 It is proposed to provide the polytunnel on the site alongside the shelter frames, therefore it is not considered that it would have an additional impact on the landscape in comparison with the nearby shelter frames.

5.11 The proposal to provide water collection tanks, equipment room, container to weigh the produce and sell refreshments on an area of a purpose-built hardstanding will be surrounded with a larch panel fence. This area would measure approximately 20m by 10m and will be covered with a floor of gravel (except for the concreted area in relation to the water collection tanks). The fence

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would be 3.3m high and higher than the buildings/containers inside, but it will be possible to see the water collection tanks above since they are 3.6m high. This part of the development is also to be located near the shelter frames and it is not considered that this part of the development would cause a substantial detrimental impact on the landscape.

- 5.12 It is proposed to provide an accessible toilet with an access ramp on the outskirts of the car park area. This container would measure 2.3m by 2.8m and 2.5m high and finished in vertical larch boards as per the rest. Despite this being separate to the rest of the construction within the development, it is relatively small and located on an existing hardstanding area, therefore it is not considered likely to have a substantial detrimental impact on the landscape in this case.
- 5.13 Hedges run through sections of the site and along the road running past the site. The proposal does not mean that these hedges will be affected, except for the change to the existing access. No landscaping proposals have been submitted either, however considering the nature of the site and the development and its concealed location, it is not considered that a landscaping plan is appropriate.
- 5.14 The proposal that is the subject of this application is located approximately 80m away from the nearest residential property, which is located on the outskirts of the village. The proposal uses the current access to the site which is currently used as a caravan park. The proposal makes improvements to this access and provides passing places along the access track. The remainder of the development is located approximately 150m away from the nearest property/the village and behind the existing hedges. The applicant's proposal uses a booking system to arrange when the visitors arrive and leave the site. As previously noted, using the land to grow produce and then sell it from the site is not subject to planning consent in itself, and it is not considered that the development which is the subject of this application which facilitates this use is likely to cause substantial disturbance to the amenities of the local community than the residents closest to the site.
- 5.15 Based on the above therefore, it is considered that the proposal complies with the requirements of policies PCYFF 2, 3 and 4 in terms of visual impact, impact on amenities and landscaping; as well as policy PS20 in terms of the impact on the land designation.

Transport and access matters

- 5.16 The proposal includes making alterations to the existing access, as well as the provision of two passing places on the existing access track. The access and track are used for the existing caravan park on the site. The observations of the Highways Unit confirm that there is no objection to the proposal, subject to conditions which ensure that the access is completed in accordance with the plans, ensuring that the applicant takes all precautions to prevent surface water from the curtilage of the site discharging on to the highway, and that the first 10m of the access road is surfaced with a bound material. Their comments also note that there are two accesses to the site, one access leads to the residential house on the site from the centre of the village. To this end, the applicant has confirmed in his transportation statement that the access in the centre of the village is a private access to the applicant's house, and the access which is subject to the application is used for the caravan park already and that this one will be used by visitors to the provision for the pick-your-own fruit enterprise.
- 5.17 The proposal also includes a grass reinforced mesh footpath measuring 3m wide from the car park area towards the produce picking area. As a result of the changes proposed to the access, the passing places and footpaths, it is considered that the proposal is acceptable in terms of parking,

PLANNING COMMITTEE	DATE: 11/12/2023
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road safety and accessibility, and therefore complies with the requirements of policies PS4, TRA 2 and 4 of the LDP.

Biodiversity matters

- 5.18 The site is located on hardstandings and existing agricultural fields in open countryside on the outskirts of the village. The site is not designated for any biodiversity value and is used as grazing land at present. The proposal, despite including a construction of a substantial surface area, facilitates agricultural use of the site and enables the sale of produce being grown on the site. The proposal does not include changing the existing hedges on the site, and the applicant shows an intention to plant additional trees along the access track, as well as a wild-flower meadow and orchard. It is considered that the framework structure and the trees could offer opportunities for biodiversity improvements (bird/bat boxes) but bearing in mind the possibility that this could also impact the produce it is therefore considered appropriate to impose a condition on the planning consent to agree to the improvement measures in advance so that an agreement can be reached on how the improvements could operate alongside the business.
- 5.19 Based on the above, it is considered that the proposal is acceptable and complies with the requirements of policy PS19 of the Local Development Plan as well as TAN 5 and Planning Policy Wales and the sequential step approach noted in chapter 6 as amended in October 2023.

Sustainability matters

- 5.20 The proposal includes developments and construction that would facilitate the use of the site for growing and selling their own produce. The business would provide produce for the local neighbourhood and businesses, as well as a tourist attraction. A touring caravan site already exists on the site.
- 5.21 The construction includes the installation of PV solar panels on steel frames to create a shelter for growing produce. The electricity generated will be used on the site, as well as the water running from the pv roofs / clear plastic panels that will be collected and used on the site. The proposal provides electric car charging points in the car park.
- 5.22 As a result of the above, it is considered that the proposal makes the best use of their situation and use of energy and therefore comply with the requirements of policies PS5 in terms of sustainable development, PS6 and PCYFF 5 in terms of reducing the demand for energy, PCYFF 6 in terms of water conservation and PS7 and 2 in terms of renewable technology and solar pv energy.

Language Matters

- 5.23 In accordance with criterion (1a) of Policy PS 1 'The Welsh Language and Culture', as this development will involve providing a construction with a surface area of 1000 square metres or more, it was required to submit a Welsh language statement with the application. Such a report was received and this concluded that the development would not have a negative impact on the Welsh language.
- 5.24 The observations of the Language Unit are neither an assessment of the likely impact of the development, nor does it express an opinion which approves or objects to the application in question. Instead, their observations encourage the applicant to use the latest data which is now available from the 2021 census instead of the 2011 data and refers the developer to the website of

the Welsh Language Commissioner and Welsh Officer, in order to assist them to create a Language Plan and identify development steps in terms of promoting the use of the Welsh language.

5.25 By looking at the latest data for 2021, it appears that the percentage of people who possess Welsh language skills (all-Wales) across the county of Gwynedd and locally within the Efailnewydd a Buan ward is higher than the percentages for 2011. It is noted that a condition may be imposed to ensure that bilingual signage with Welsh first are used on the site, as well as including a note referring the applicant to information on how to create a Language Plan and identifying development steps in terms of further promoting the Welsh language.

5.26 This development will offer a resource for local people as well as tourists to the area, and it will offer employment for up to 3 full-time and 9 part-time employees. Therefore, on balance, there is no evidence to show that the proposal will have a detrimental impact on the Language and therefore it is considered that the proposal is acceptable in terms of policy PS1 of the LDP and the relevant supplementary planning guidance.

6. Conclusions:

6.1 Having considered the proposal in the context of relevant policies, it is considered that the proposal is acceptable with conditions as it would not have an impact on the landscape, the amenities of nearby residents, road safety, biodiversity or the Welsh language.

7. Recommendation:

7.1 To approve – conditions

1. Five years
2. In accordance with the plans
3. Highways Conditions
4. Welsh Water Condition
5. Welsh language advertisements
6. Anti-glare cover on the pv panels
7. The pv solar equipment must be disconnected and moved from the site after a continuous period of not producing energy.
8. The buildings approved here must only be used for agricultural purposes or as ancillary to agricultural use of the site and if their use for agricultural purposes within this unit ends permanently within 10 years of the date of completing the development substantially, unless the local planning authority approves an alternative use, the building will have to be demolished and moved away from the land and then the land restored to its previous condition before the development takes place.
9. Biodiversity enhancements
10. Details of electric car charging points

Notes

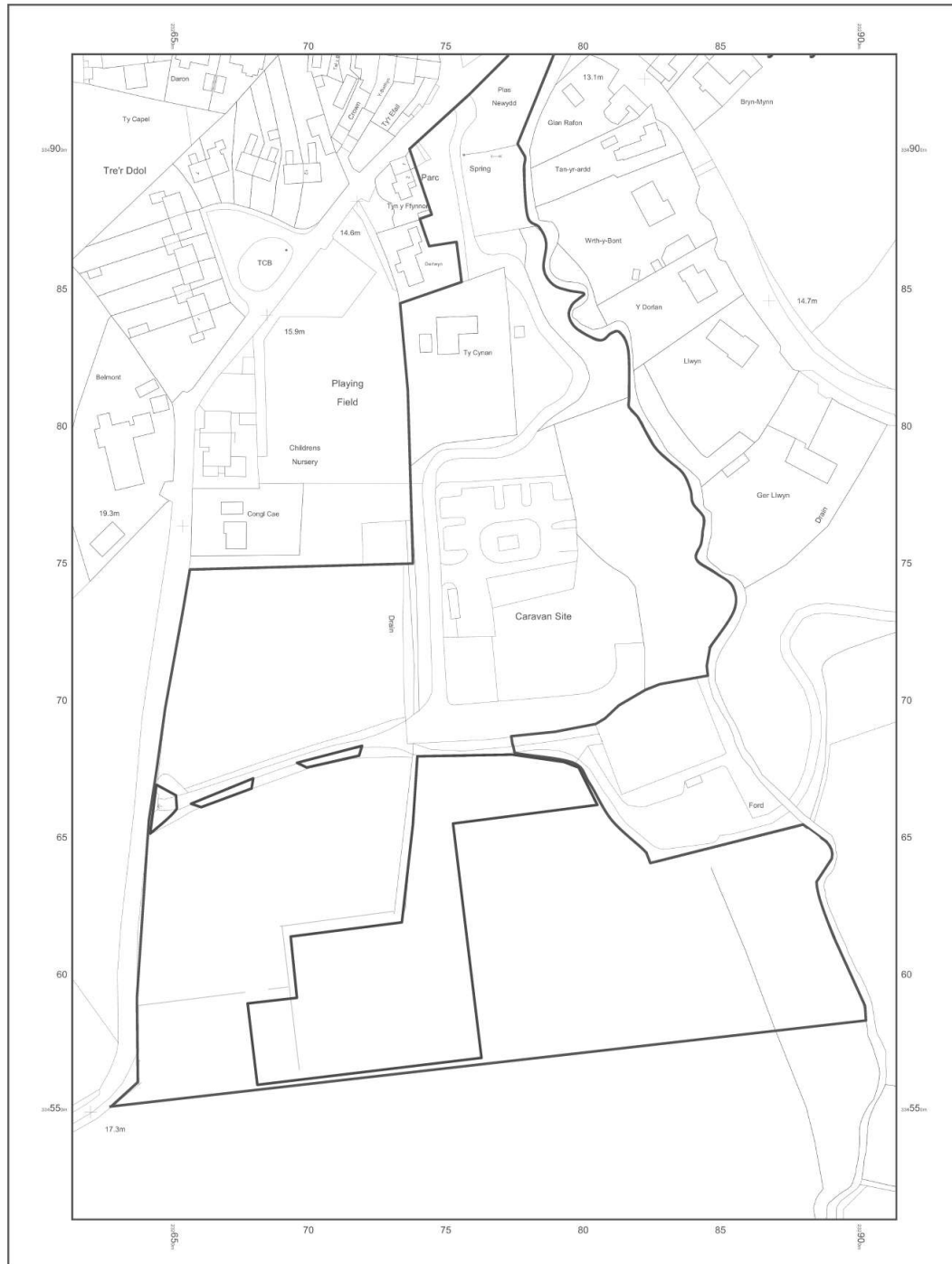
SUDS

Major development

PLANNING COMMITTEE	DATE: 11/12/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

We wish to refer the developer to the website of the Welsh Language Commissioner and the Welsh Offer in order to assist them to create a Language Plan and identify the development steps in terms of promoting the Welsh language.

SITE LOCATION PLAN Rv1 24.11.2023



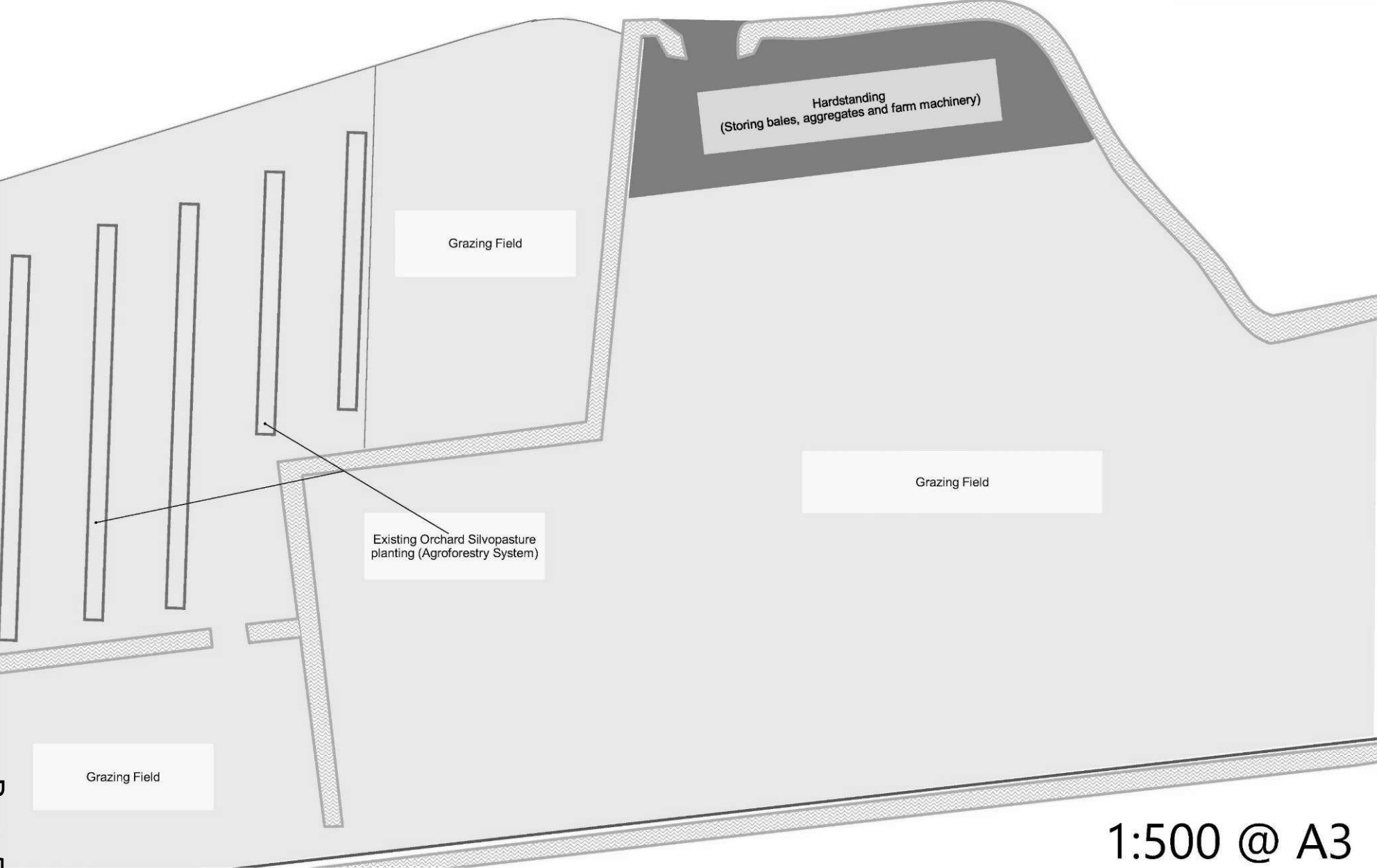
© Crown copyright and database rights 2021 Ordnance Survey 100048957. The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.

0m 1cm = 12.5m 62.5m
Scale 1:1250

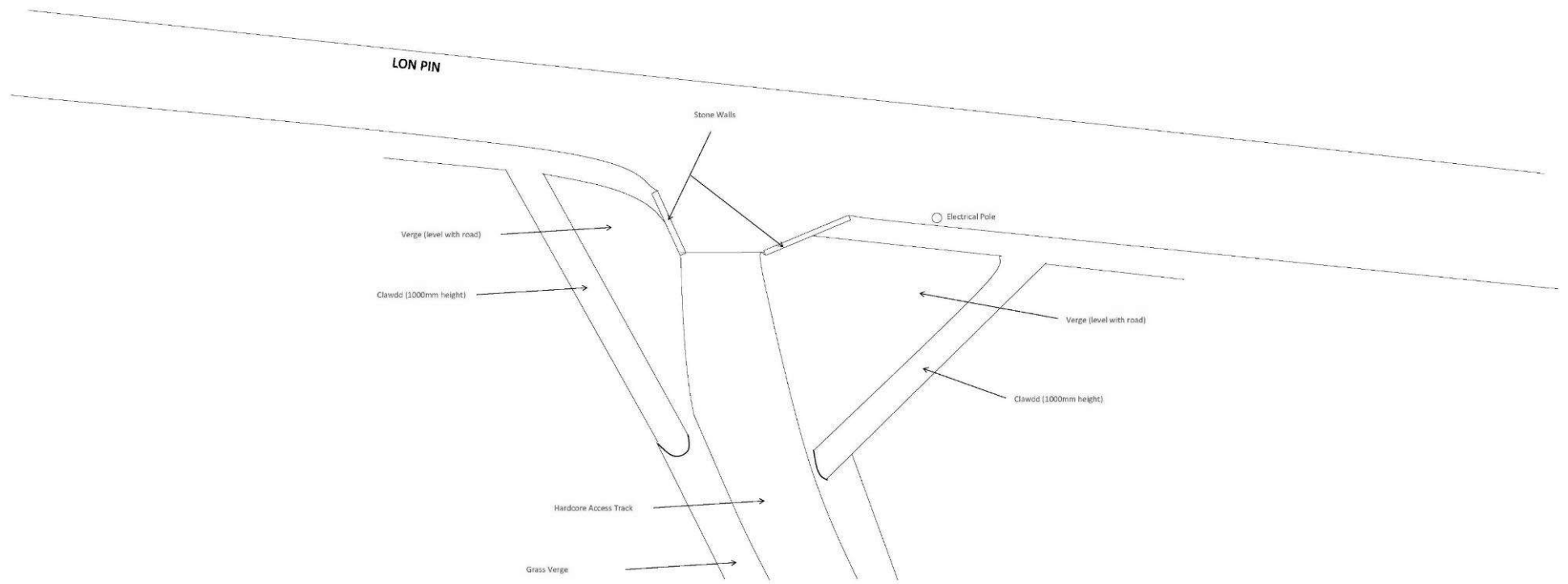


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EXISTING BLOCK PLAN

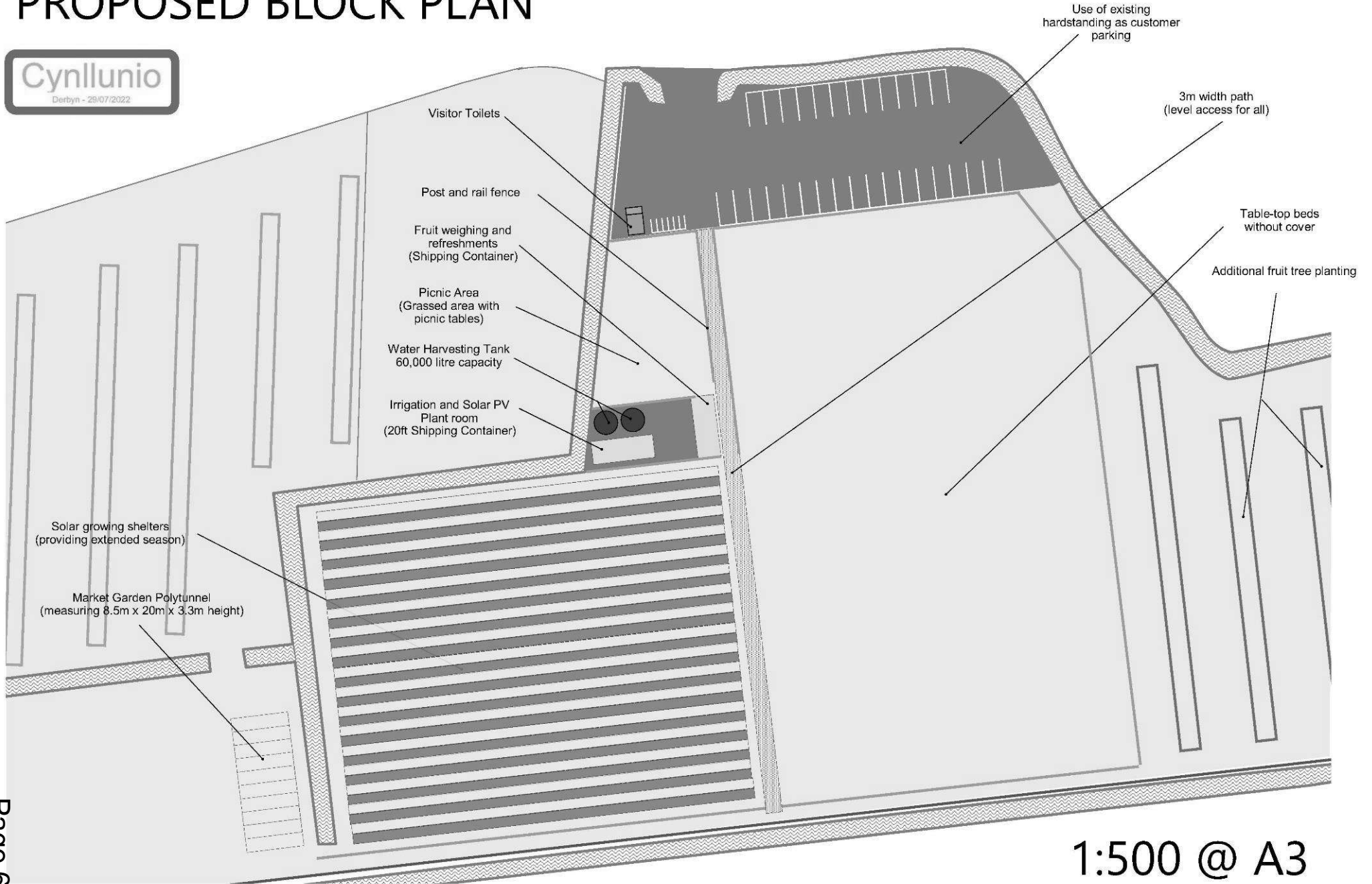


EXISTING SITE ENTRANCE

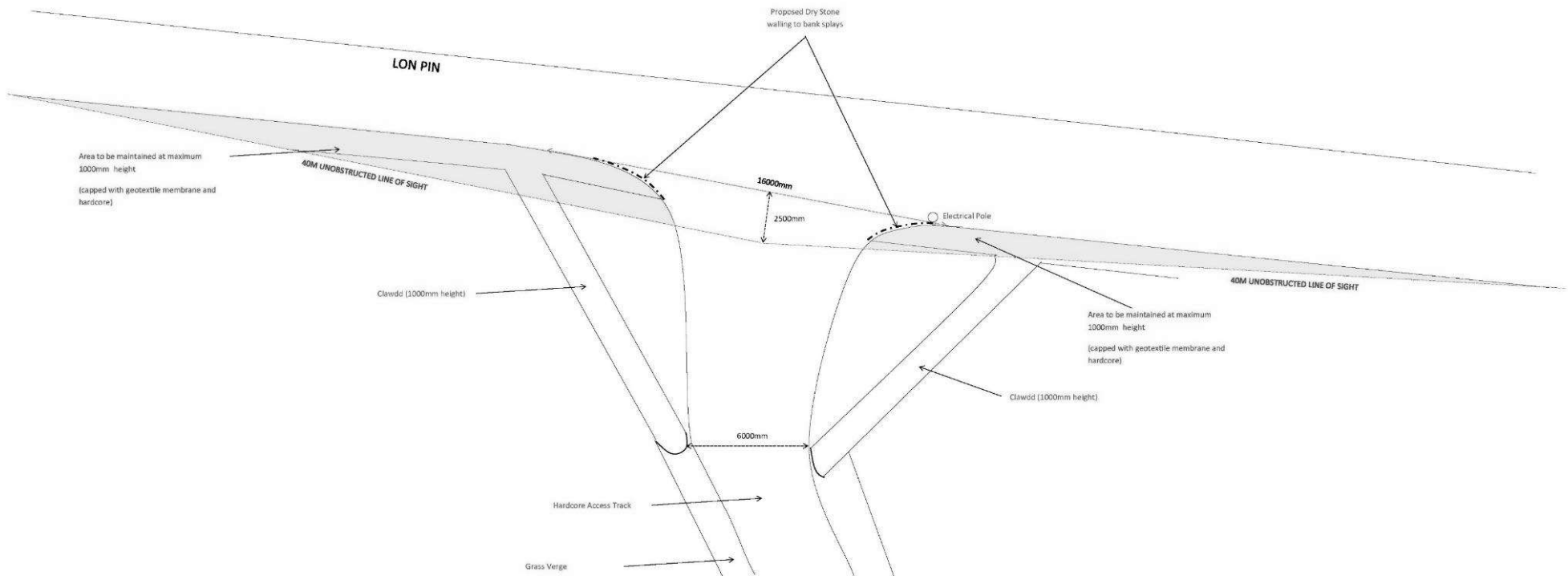


EXISTING SITE ENTRANCE
SCALE 1:200 @ A3

PROPOSED BLOCK PLAN

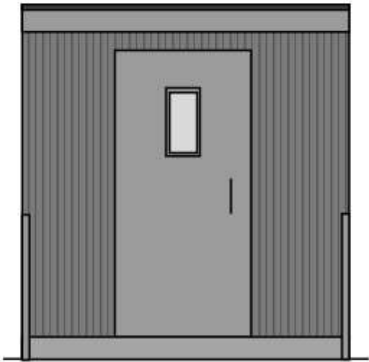


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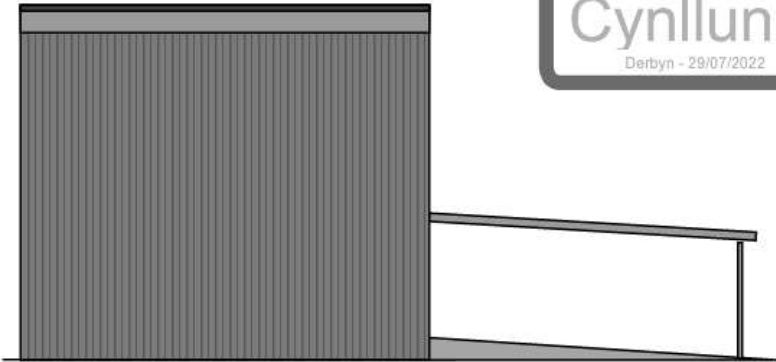


PROPOSED SITE ENTRANCE
SCALE 1:200 @ A3

Cynllunio
Derbyn - 29/07/2022

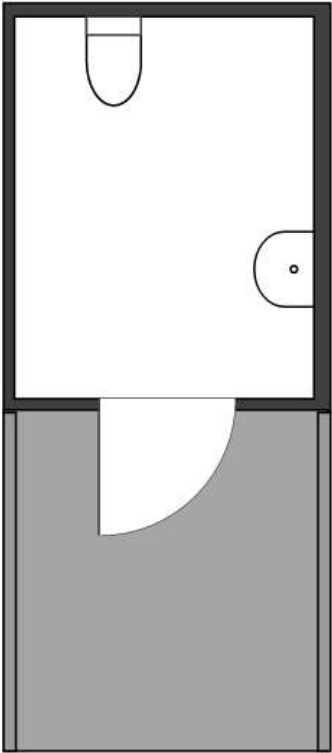


NORTH ELEVATION

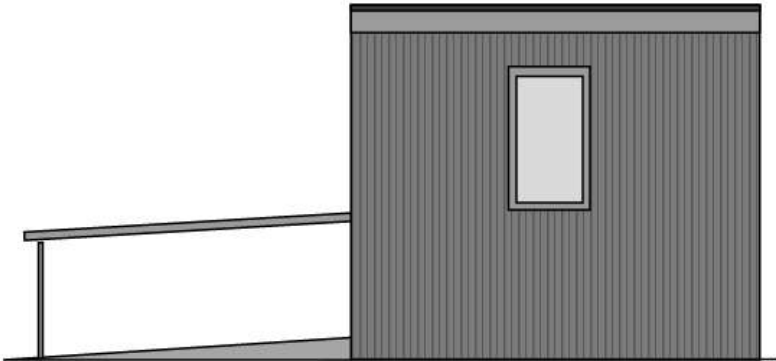


EAST ELEVATION

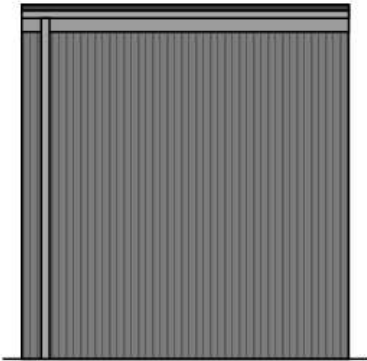
Description:
10ft x 8ft Larch clad shipping container converted to disabled toilet including access ramp and handrails. Connection to mains sewerage.



FLOORPLAN



WEST ELEVATION



SOUTH ELEVATION

Visitor Disabled Friendly WC
SCALE 1:50 @ A4

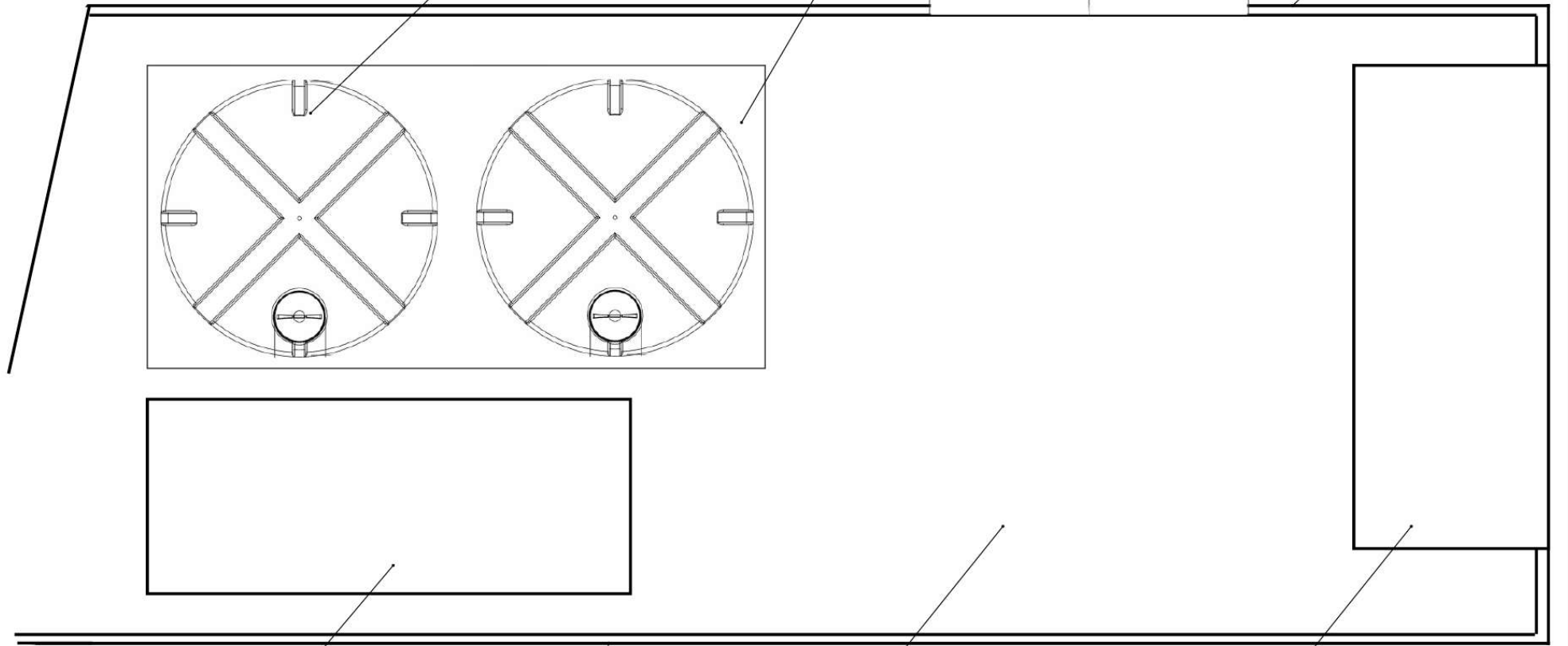
CENTRAL COMPOUND (1:50 @ A3)



6ft Larch Fence

30,000 ltr
Water Harvesting Tank

6inch reinforced concrete
slab (raft foundation)
3,800mm x 7750mm



Plant Room
(20ft Shipping Container)

6ft Larch Fence

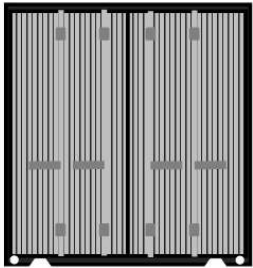
Stone Hardstanding
(permeable)

PYO Hut
(20ft Shipping Container)

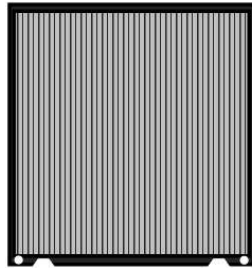
CONTAINERS (1:50 @ A3)



PLANT ROOM CONTAINER



Side Elevation



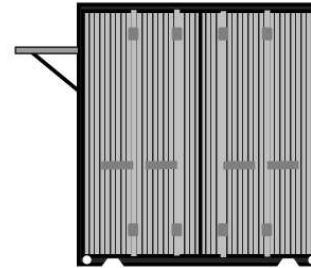
Side Elevation

Description:

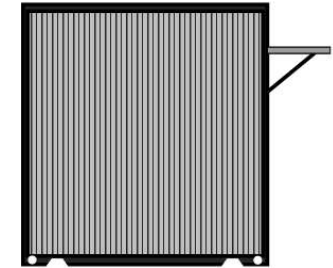
20ft Shipping Containers clad with vertical larch boarding to all elevations.

The PYO Hut will include an up and over hatch for serving customers which will be closed when not in use.

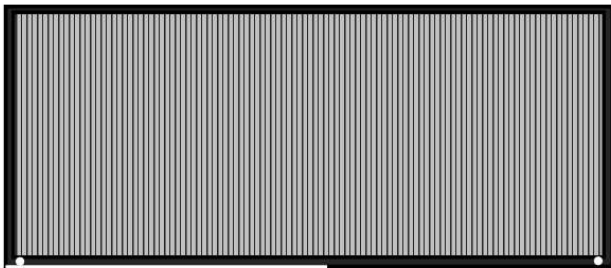
PYO HUT CONTAINER



Side Elevation



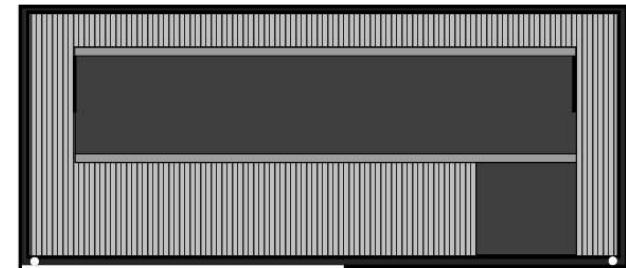
Side Elevation



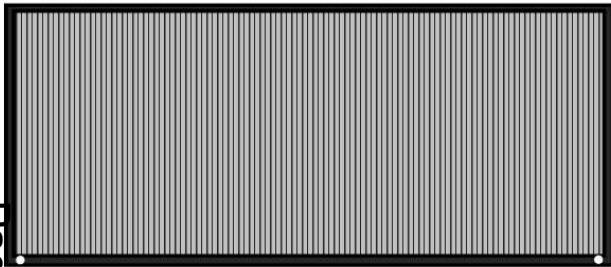
Front Elevation



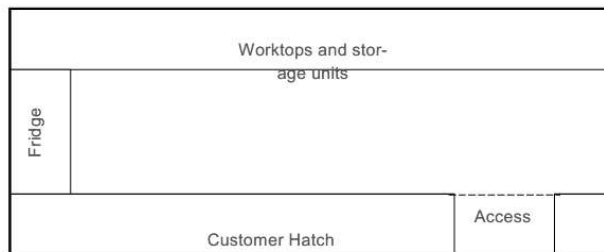
Plant Room Floorplan



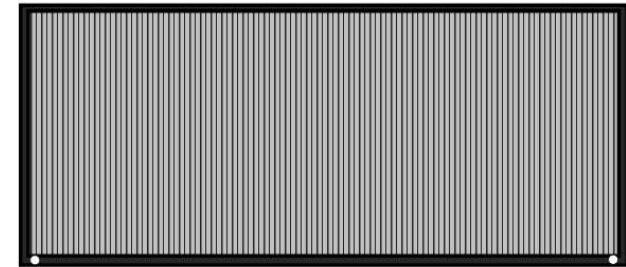
Front Elevation



Rear Elevation

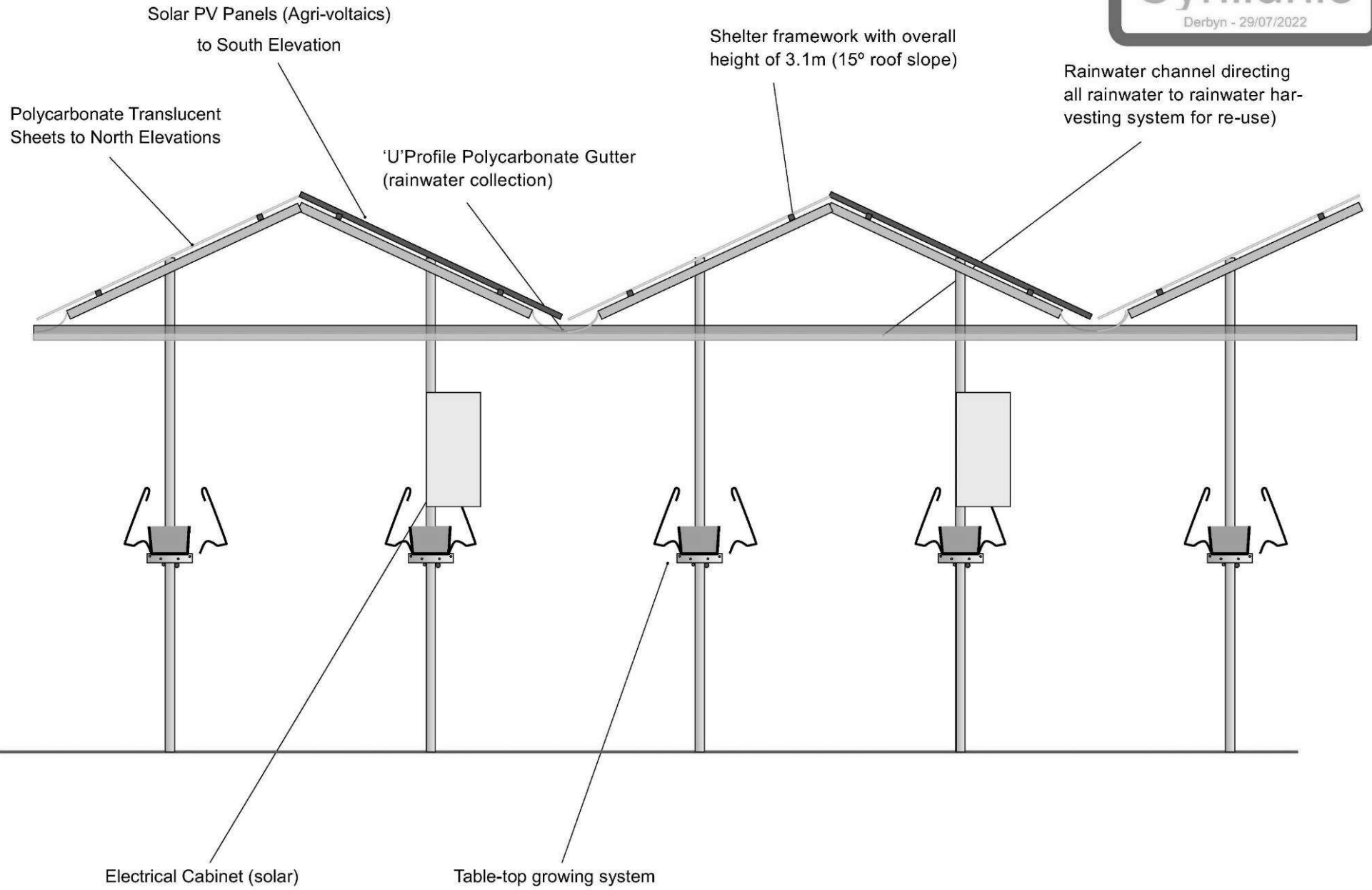


PYO HUT Floorplan

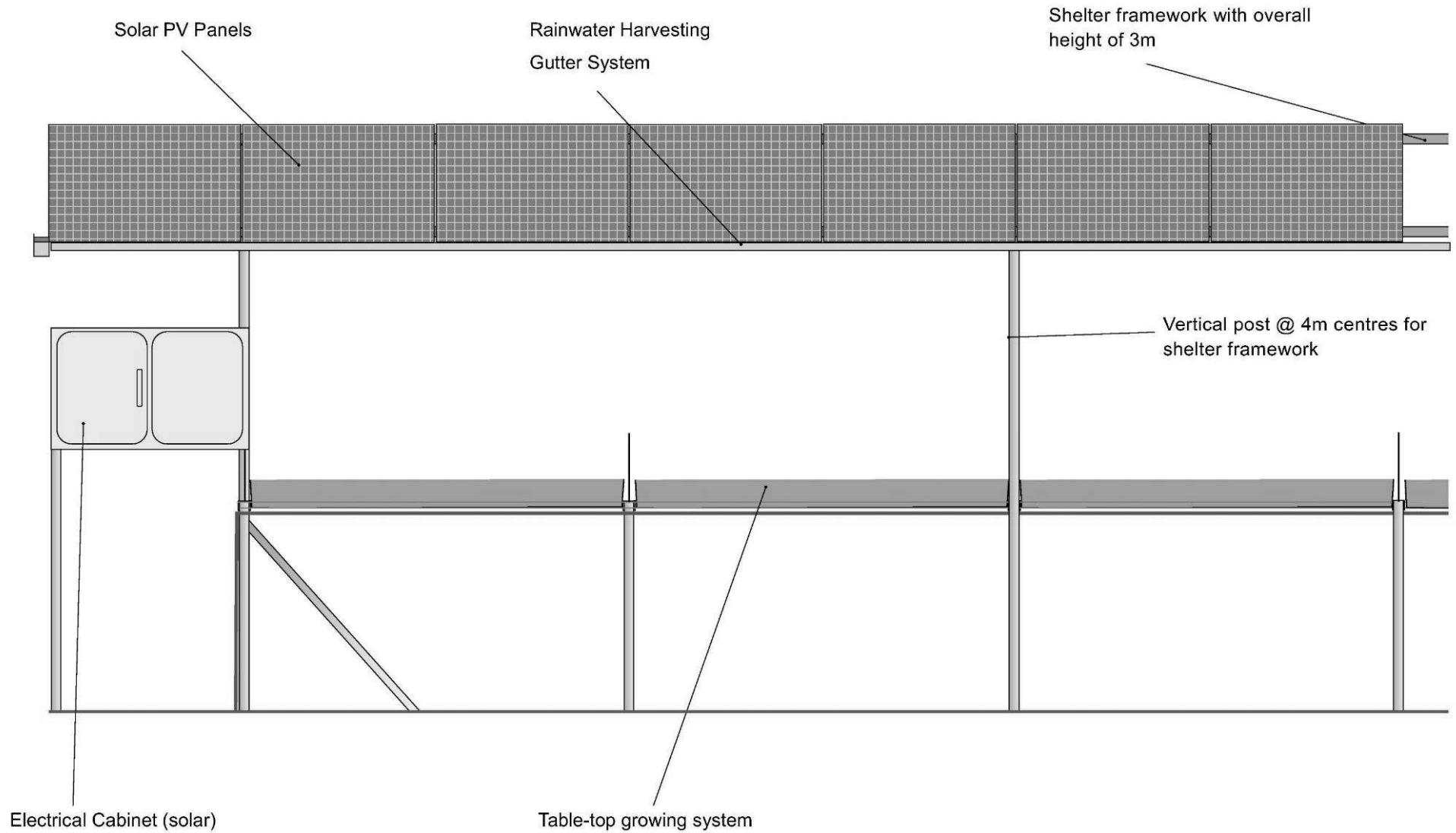


Rear Elevation

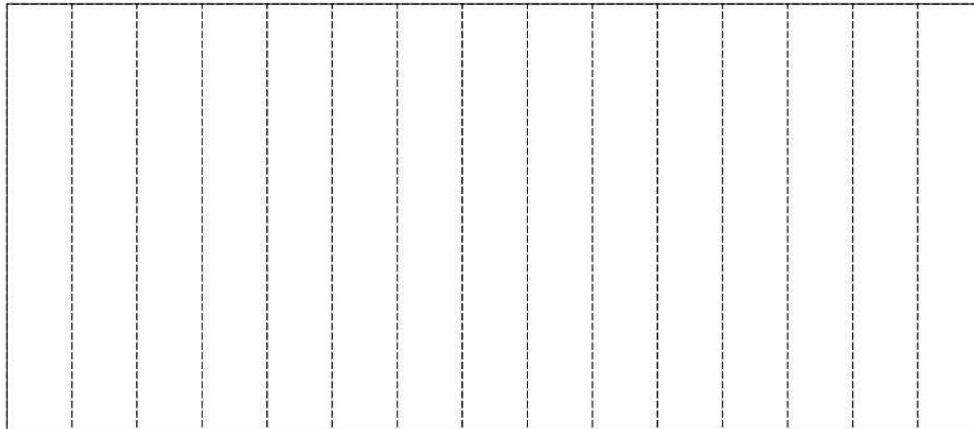
SOLAR GROWING SHELTER SECTION (1:20 @ A3)



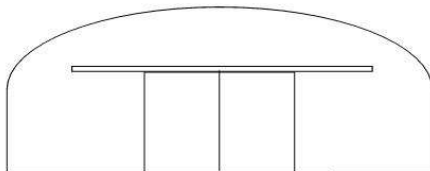
SOLAR GROWING SHELTER ELEVATION (1:20 @ A3)



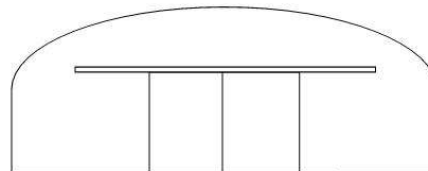
POLYTUNNEL (1:100 @ A3)



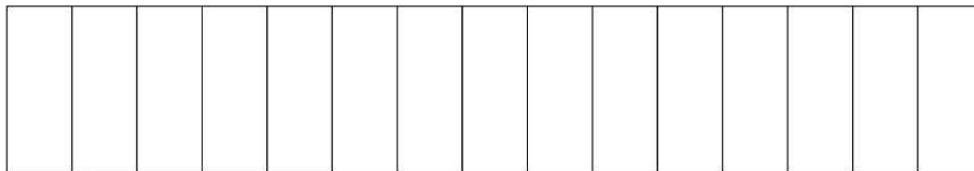
Floorplan



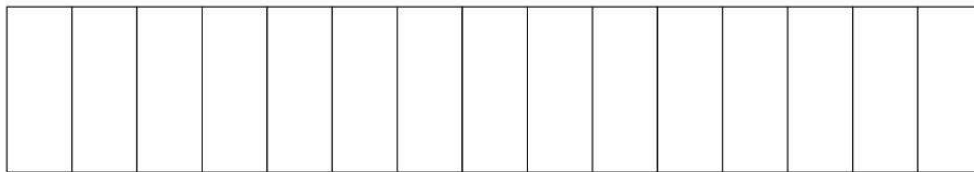
North Elevation



South Elevation



West Elevation



East Elevation



Description:

Proposed 8.5m x 20m polytunnel for the growing of heat loving crops such as Tomato, Cucumber, Peppers etc. as part of the proposed market garden enterprise. The tunnel will also be used for keeping poultry indoors during winter months during avian flu restrictions.

The polytunnel will consist of 16 'hoops' (15 bays) with an overall height of 3.3m.

BPI Polythene covering which has a guaranteed lifespan of 7 years, however from experience would expect 10 year lifespan before needing to re-skin,





