

MEETING	Llŷn AONB Joint Advisory Committee
DATE	6 th September 2017
TITLE	Planning application – The Shanty, Abersoch
PURPOSE	Inform members
AUTHOR	Llŷn AONB Service manager
RECOMMENDATION	Accept the information.

1.0 INTRODUCTION

1.1 This report has been included on the Joint Advisory Committee (JAC) agenda on the request of the Chairperson. The matter is regarding a planning application to demolish an existing house and build a new dwelling within the Area of Outstanding Natural Beauty.

2.0 THE SHANTY, ABERSOCH

2.1 The application relates to a house called The Shanty which is located on Penbenar point, Abersoch. At present there is a single story house and some other buildings on the site.

2.2 The proposal is to demolish the existing house and all other buildings on the site and build a new, larger house on 3 levels. The plans for the new building have been prepared by a company of chartered architects and aims to be suitable to this unique coastal location.

3.3 Details of the application can be seen on Gwynedd Council's website (Planning and Building Control). The application number is **C17/0159/39/LL**.

3.0 IMPACT ON THE AONB

3.1 As regards considering the the probable effect on the AONB the following matters are relevant:

- The site's location on the coast within the AONB
- How visible the site is from public places nearby
- The presence of existing buildings on the site (not listed)
- The other buildings in the vicinity (size, design, materials)
- Size and design of the proposed new building
- Materials proposed
- The effect on views from the National Coast Path above the site

- 3.2 In accord with the service agreement that exists the AONB Service has made comments on the application. These comments can also be seen on the Council's website as well as other representation that have been made.

4.0 THE LATEST SITUATION

- 4.1 The application has been discussed at the Planning Committee meeting held on July the 3rd 2017. At the time it was decided to defer making a decision and arrange a Sub-committee site visit. (The Planning Report and committee minutes can also be seen online).

- 4.2 The application will be considered again, following a site visit, at the Planning Committee meeting to be held on September **25th** (at Pwllheli).

5.0 RECOMMENDATION

- 5.1 To consider application and the probable effects on the AONB.**
- 5.2 To present comments on the proposed development to the Planning Section if there is concern regarding the probable effect on the AONB.**