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## PLANNING COMMITTEE 24/9/18

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**Present:** Councillor Elwyn Edwards – Chair

**Councillors:** Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Huw G. Wyn Jones, Edgar Wyn Owen, Cemlyn Williams, Eirwyn Williams, Catrin Wager, Gruffydd Williams and Owain Williams.

**Also in attendance:** Cara Owen (Planning Manager), Rhun ap Gareth (Senior Solicitor) and Lowri Haf Evans (Member Support Officer).

**Apologies:** Councillors Stephen Churchman, Eric M. Jones, Simon Glyn and Dilwyn Lloyd

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

No declarations of personal interest were received from any members present.

### 2. MINUTES

The Chair signed the minutes of the previous meeting of this committee, which took place on 3 September 2018, as a true record.

### 3. 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

#### 1. Application Number C18/0684/16/R3 – PARC CEGIN, LLANDYGAI, BANGOR

Create a new car park to include drainage work, excavation, signage together with street lighting

Attention was drawn to the additional observations.

- (a) The Planning Manager elaborated on the application's background, to create a new car park, including associated work, on an existing vacant plot at Parc Bryn Cegin, Llandygai (Plot 1). The intention of the plan was to provide Park and Share facilities as part of a wider plan to place such facilities in strategic locations across north Wales to alleviate the likely transportation impact during the construction phase of Wylfa Newydd power-station. The site would provide parking spaces for approximately 178 cars with 12 disabled parking spaces, 11 electric car charging points, bicycle and motorcycle storage together with a bus stop.

It was reported that the facility would have an area of 0.955ha and situated on the Bryn Cegin Strategic Regional Business Site approximately 1km south of the development boundary of the Bangor Sub-regional Centre, as defined by the Anglesey and Gwynedd Joint Local Development Plan (LDP). He emphasised that it was part of a site that has been protected as a Strategic Regional Business Site. Parc Bryn Cegin was protected as a Strategic Regional Business Site for businesses in Use Classes B1, B2 and B8 by policy CYF 1 in the LDP. It was shown that there was overwhelming justification for the facility, and because of

the strategic importance of this plan and the transport and economic advantages that would derive from it, it was considered that there was a strong justification for overriding the designation in this specific case.

Two specific policies within the LDP were highlighted as being relevant to this application - strategic policy PS 12 (Wylfa Newydd - parking facilities and park and ride and park and share facilities) and PS9 (Wylfa Newydd and Related Development).

It was reported that the three residential properties of Rhos Isaf backed onto the site and the development would be seen from the rear of these properties. Having said this, the parking site would be at a level lower than the existing houses and a new tree screen would be installed between these locations. In terms of general and residential amenities it was noted that the parking area would be less detrimental than an industrial use.

The Transportation Unit and Welsh Government's Transportation Department had no objection to the plan in terms of its impact on transport.

Some late observations had been received from Gwynedd Archaeological Planning Service, noting that it was considered that the proposal satisfied the relevant policies if a suitable condition was placed on any permission granted.

As a result of the assessments, it was not considered that the proposal was contrary to any material planning policy within the LDP, that the proposed development was appropriate for the site and was likely to be of a strategic importance to the county. It was noted that it was not considered that the proposal was likely to cause any unacceptable detrimental impact to nearby residents or the community in general.

Reference was made to observations submitted by the Local Member, noting that he had no objections to the application; that he welcomed the car-sharing initiative and that there was a need locally for the facility; that no interest had been forthcoming in the site for industrial use.

- (b) It was proposed and seconded to approve the application.
- (c) During the ensuing discussion, the following points were made by individual Members:
- There was no certainty about the Wylfa Newydd development - this was premature.
  - What would be the long-term impact of the loss of a site that had been designated for industrial use? Would this be an obstacle to other developers?
  - There was local interest in the matter - the application should have been discussed in Caernarfon and shown via web-cast.
  - That there was a local need for the proposal
  - A need to confirm when the car park would be available for the local community as the application's main purpose would be to reduce traffic movement to Wylfa Newydd
  - Assurance was needed that the observations and condition received from the Gwynedd Archaeological Planning Service were included
- (ch) In response to a question about the security of the site as it was located in an open and isolated area, and whether CCTV was part of the plan, the officers noted that they had no information on this, but they would contact the applicant to ask for information.

**RESOLVED to approve the application.**

Conditions:

1. Time
2. Compliance with the plans

3. A drainage plan must be submitted prior to the commencement of the development
4. Implementation must be in accordance with the recommendations in the environmental report
5. The landscaping must be undertaken in the next planting season following the completion of development and shall be maintained thereafter.
6. An appropriate archaeological works programme

## 2. Application No. C18/0048/39/LL – Beach Hut Number 15, Abersoch Beach, Abersoch

Construction of a new beach hut had not complied with condition 2 of planning permission C15/0537/39/L dated 3 July 2015

- (a) The Planning Manager elaborated on the application's background, and noted that this was an application to retain the work of demolishing the original beach hut and building a new beach hut that did not comply with the planning permission granted on 3 July 2015 in its stead.

The hut stood amongst a row of other beach huts on Borth Fawr beach in Abersoch on a coastal site within the Llŷn Area of Outstanding Natural Beauty (AONB), near a Heritage Coast and within the Coastal Change Management Area.

It was noted that the application involved retaining a beach hut that was larger than what was originally approved, and which was considerably larger than what originally existed on the site. It was emphasised that timber decking extended out 4.9 metres in front of the hut, and there was an enclosed storage space beneath it. Whilst the hut that was originally approved extended to the same height as the neighbouring huts, it was noted that the ridge of the hut constructed on the site measured 0.9 metres higher than the huts on either side of it. It was noted that a steel roller shutter door had been installed on the front elevation, giving it an industrial appearance, and because of its size and the combination of its design and external finish, far more resembled an industrial building than a traditional beach hut.

As the site was located within an AONB, policy AMG1 was considered. Since the proposal would replace the existing hut and would be amongst a row of similar huts, it was not considered that the proposal would be likely to have a significant impact on the setting or on important views into the AONB. Nevertheless, it was noted that the AONB Officer was concerned that the hut was not in accordance with what was originally approved. The use of a roller shutter door in itself was not reason enough to justify rejecting the existing application, and a condition could be imposed to cover the platform with timber if necessary. However, there was an industrial feel to the current appearance and finish of the building, and it was considered that the building in its current form was contrary to policy AMG 1 and the principles of PS 19 of the LDP.

It was noted that discussions had been held between the applicant and the officers and that he had no intention of compromising.

Having assessed the proposal against the relevant policies and having considered all the responses and observations submitted, it was considered that the beach hut that had been constructed was unacceptable in size, bulk and design; was inconsistent with the traditional character and appearance of beach huts with a design more akin to an industrial building. It was noted that if consistently bigger beach huts were allowed to be developed, their impact would spoil the feel and character of the beach side area of Abersoch and the AONB that was a designation of national importance.

- (b) Taking advantage of the right to speak, the applicant's agent noted the following main points:
- The design had been approved.

- It was not detrimental to the area; it added diversity and character to the row of beach huts.
  - The modifications were not significant enough to justify changes
  - The main modification was the depth of the hut that had a low visual impact
  - The AONB did not object to the height and depth of the hut
  - The cladding was modern and commonplace – the applicant was willing to change its colour
  - One week's notice for the meeting was insufficient
  - Proposed that the decision should be deferred to hold further discussions.
- (c) It was proposed and seconded to defer the application to hold further discussions
- (ch) In response, the Planning Manager noted that discussions had already taken place, and that the agent had confirmed that the applicant had no intention to compromise
- (d) The motion was withdrawn and it was proposed and seconded to refuse the application.
- (dd) During the ensuing discussion, the following main observations were noted by members:
- Conditions had been set for specific reasons
  - A positive and robust response had to be made to a breach of conditions
  - Approval would be likely to set a precedent for others to modify the height
- (e) In response to a question about submitting an application to the committee as more than three objections had been received, it was noted that the application had been submitted prior to the adoption of the changes to the Delegation Scheme.

**RESOLVED to refuse the application.**

Reason: Size, height, bulk and industrial design of the development have an unacceptable detrimental impact on the visual amenities and character of the AONB, contrary to policies PCYFF 3, PS 19 and AMG 1 of the Gwynedd and Anglesey Joint Local Development Plan 2011 - 2026.

**3. Application No. C18/0048/39/LL – 4, PEN Y BONT, LÔN ENGAN, ABERSOCH**

Terraced roof on the second floor

The application was submitted to the Planning Committee by the Local Member. The member objected to the proposal as it was not in keeping with the area. No other objections had been received.

- (a) The Planning Manager elaborated on the background of the application and noted that the application was to adapt the rear roof of a residential property in order to create a terrace on the second floor. It was explained that the property was in the middle of a terrace of houses that formed part of a wider development of new houses located within the development boundary of Abersoch. It was added that there was already a bedroom on the second floor, but it included a row of windows on the bedroom's floor level, and one velux window. The proposal involved losing some floor area in the existing bedroom, but the proposal would provide more natural light and views over the village.

In relation to its location and size, it was considered that the proposal would have a local impact, and although dwellings were located on either side of the application site, it was not considered that the proposal would cause significant harm to the amenities of the local neighbourhood with regard to over-looking or loss of privacy, as the rear of the houses were

already visible. It was therefore considered that the proposal was acceptable in terms of criterion 7 of Policy PCYFF 2 of the LDP.

(b) It was proposed and seconded to approve the application.

**RESOLVED to approve the application.**

1. Commence within five years.
2. In accordance with the plans.

The meeting commenced at 1.00pm and concluded at 1.30pm.

**CHAIR**