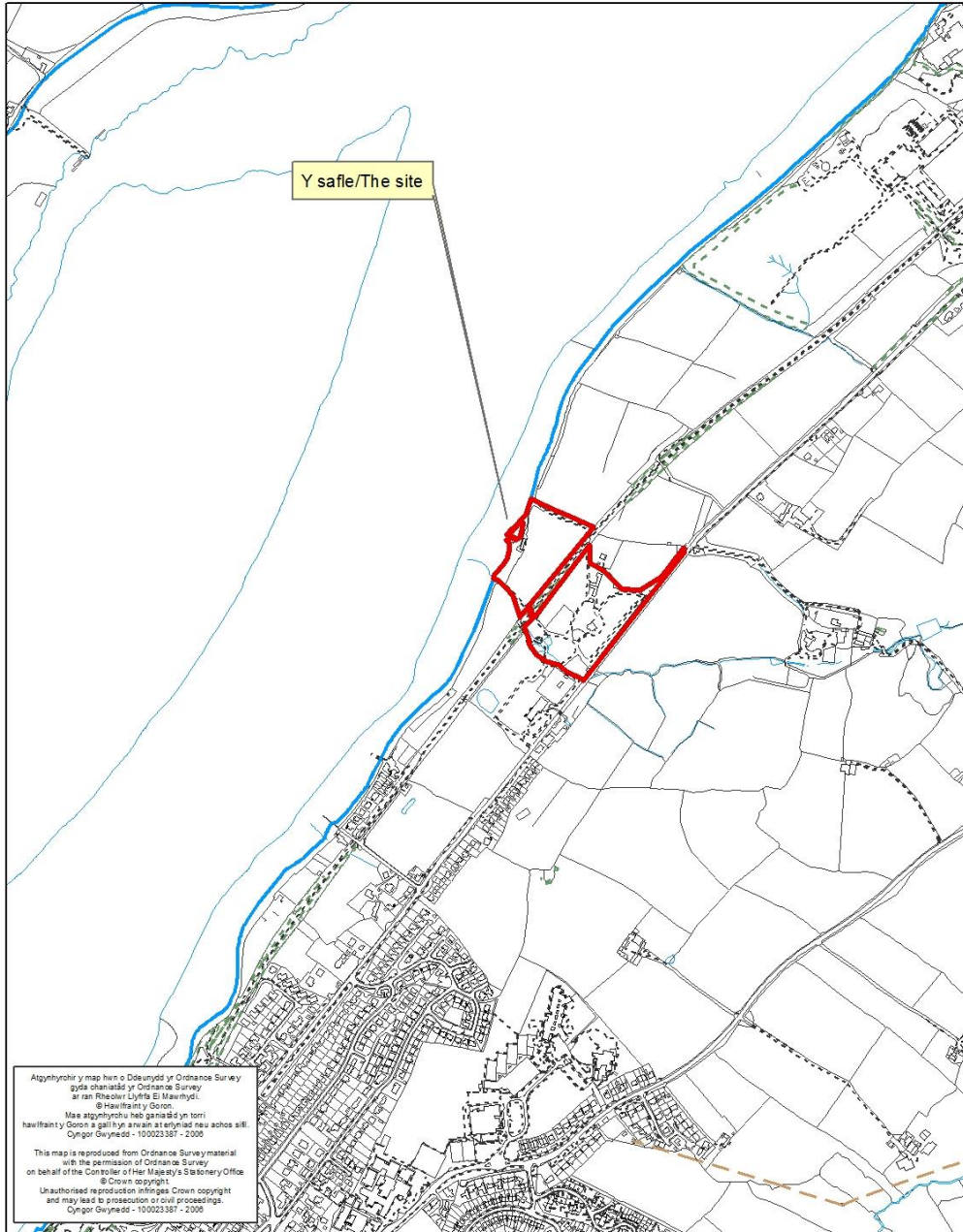


Number: 3



Rhif y Cais / Application Number : C14/0532/14/LL

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



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Application Number: C14/0532/14/LL
Date Registered: 11/06/2014
Application Type: Full - Planning
Community: Caernarfon
Ward: Menai (Caernarfon)

Proposal: CONVERT BUILDING INTO A RESTAURANT AND HOTEL (NINE BEDROOMS), ALTERATIONS TO THE ACCESS, FELLING OF TREES, LANDSCAPING, PARKING AREAS, CONVERT BUILDING INTO A CAFE AND CONSTRUCTION OF NEW HOLIDAY UNITS MAKING A TOTAL OF 18 HOLIDAY UNITS
Location: PLAS BRERETON, BANGOR ROAD, CAERNARFON, LL551TW

Summary of the Recommendation:

TO DELEGATE THE RIGHT TO APPROVE

1. Description:

1.1 This is a full application for converting, extending and converting this property into a hotel (nine bedrooms) and restaurant along with changes to the existing access, creation of parking spaces, tree felling, landscaping and replacing the existing outbuildings with 18 new holiday units on the site of Plas Brereton which is located to the north-west of Caernarfon. It is also intended to convert the Dock Keeper's lodge into a café. The main elements of the proposal can be split as follows:-

- Conversion work – the currently empty residential property (Plas Brereton) will be converted into a hotel with internal facilities to include food/drinks preparation rooms in the basement, reception/manager's office, toilets, kitchen and three dining rooms (for 62 covers) on the ground floor, five bedrooms on the second floor and three bedrooms on the third floor.
- Extension – the property involves extending the existing property on its northern gable-end in order to create a bar, lobby and dining lounge for 76 customers – this facility will be available to hotel residents and the public.
- Demolition - the proposal includes demolishing the dormant outbuildings located below to the north of the property and replacing them by erecting 18 self-serviced holiday units to include two-bedroom units, lounge and bathroom. These units will be located in two adjacent blocks and are two-storey buildings with an open hard surface curtilage to the front of the units themselves. The front of the building will face the Menai Straits in order to take advantage of the scenery.
- Conversion of a dormant building (Dock Keeper's lodge) – the proposal also includes converting the single-storey building near the Menai Straits into a café to include toilets, kitchen and seating areas. The proposal will also include changes to the building's front elevation and the existing door and windows will be replaced by two large windows to take in the views and also an extension will be constructed at the rear of the building. The building is located approximately 188m to the north-west of Plas Brereton itself with footpaths connecting it to the main house and Lôn Las Menai.
- Improvements to the access and creation of parking spaces – in order to meet the increase in traffic to the site, it will be required for the existing sub-standard access from the A487 highway to be improved. To this end, there might possibly be a need

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to fell approximately five trees (including beech, sycamore and chestnut trees) with a tree order in order to secure sufficient visibility towards the south (Caernarfon). The form of the access within the site will be adapted for the additional traffic. It is also intended to create two parking areas with 91 parking spaces (nine disabled parking spaces) located to the north and west of Plas Brereton.

- Landscaping and amenity areas - the landscaping will include ‘soft’ landscaping (planting of trees and bushes) and ‘hard’ landscaping (footpaths and hard areas). The existing gardens surrounding the property will be treated and improved to create open amenity spaces. As referred to above mature trees of average quality located adjacent to the existing access (and which are subject to a tree order) will have to be cut in order to enable better standard of visibility towards the south along the trunk road leading to the direction of Caernarfon. To compensate for the loss of these trees it is proposed to plant trees further down the plot of land that abuts the road itself along with other areas along this extensive site.
 - Renovation work – the scheme to develop Plas Brereton also includes undertaking renovation work and undertaking maintenance work on two residential units that are already located within the application site. These buildings will continue to be residential units for staff facilities. There is also a proposal to renovate the dock located nearby Dock Keeper’s lodge by installing 1.1m high steel railings around it, providing new decking timber and resurfacing the hard standing that surrounds the dock and the lodge.
- 1.2 The property is located outside the Caernarfon development boundary as included in the Gwynedd Unitary Development Plan (GUDP) and borders with the Menai Straits which has been designated as a Nature Conservation Site of International Importance (Special Area of Conservation). Further to the west lies the Anglesey Coast Area of Outstanding Natural Beauty (AONB). The public footpath/cycle route of Lôn Las Menai (which forms part of the national cycling network) runs between Dock Keeper’s lodge and Plas Brereton. This part of the Menai Straits has been recognised by Natural Resources Wales as an area that is located partly within a C2 Zone as referred to in Technical Advice Note 15 on “ Development and Flood Risk” (2004) and that a part of the site is within the extreme flooding line. To the north of the site there is agricultural land along with the dormant farmhouse of the Plas Brereton farm. The A487 trunk road lies to the east of the site, and to the south lies the dormant grade II listed building known as Plas Tŷ Coch and its curtilage.
- 1.3 As part of the planning application, a number of reports and assessments have been submitted to support the application and a number of these have been updated as a consequence of receiving responses from the statutory consultees:-
- Design and Access Statement (amended)
 - Language and Community Statement
 - Flood Consequence Assessment (amended).
 - Traffic Impact Assessment (amended).
 - Bat Surveys
 - Habitat Survey
 - Arboricultural Impact Assessment

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- Soakaway and Swale Assessment

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 in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS

Ensure that sufficient information is provided with the planning application regarding any environmental impacts or other likely and substantial impact in the form of an environmental assessment or assessments of other impacts.

POLICY A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY A3 – PRECAUTIONARY PRINCIPLE

Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless it can be shown conclusively at the end of an appropriate impact assessment that the impact can be negated or mitigated.

POLICY B7 – SITES OF ARCHAEOLOGICAL IMPORTANCE

Refuse proposals which will damage or destroy archaeological remains of national importance (whether scheduled or not) or their setting. It also refuses any development that will affect other archaeological remains unless the need for the development overrides the significance of the archaeological remains.

POLICY B8 – THE LLŶN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB)

Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site.

POLICY B13 – PROTECT THE OPEN COASTLINE

Protect the open coastline by ensuring that proposals are not permitted unless they conform to a series of criteria aimed at avoiding significant damage to recognised features.

POLICY B15 – PROTECTION OF INTERNATIONAL NATURE CONSERVATION SITES

Refuse proposals that are likely to cause significant harm to the integrity of nature conservation sites of international importance unless they conform to a series of criteria aimed at managing, enhancing and protecting the recognised features of such sites.

POLICY B19 - PROTECTED TREES, WOODLAND AND HEDGEROW

Proposals which will lead to the loss or damage of a protected tree, woodland or hedgerow will only be permitted when the development's economic and/or social benefits outweigh any harm.

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POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

Proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B22 – BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

POLICY B23 – AMENITIES

Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

POLICY B24 – ALTERATIONS AND BUILDING EXTENSIONS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE

Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area.

POLICY B25 – BUILDING MATERIALS

Safeguard the visual character of the Plan area by ensuring that only natural Welsh slates or slates that are similar in terms of their appearance, colour and weathering properties are permitted, other than in circumstances in which the type of building or its particular setting, or the sustainability benefits, are such that another material would be appropriate. In respect of other parts of the building, development will be required to use high quality building materials that complement the character and appearance of the local area. Proposals that introduce substandard or intrusive materials will be refused.

POLICY B27 – LANDSCAPING SCHEMES

Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY B29 – DEVELOPMENTS ON LAND AT RISK FROM FLOODING

Manage specific developments in the C1 and C2 flood zones and direct them towards suitable land in zone A unless they can conform to a series of criteria relevant to the features of the site and to the purpose of the development.

POLICY C1 – LOCATING NEW DEVELOPMENT

Land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in open countryside will be refused with the exception of a development which is permitted under another policy within the Plan.

POLICY C3 – RE-USING PREVIOUSLY DEVELOPED SITES

Proposals that give priority to re-using previously developed land or buildings that are located within or near development boundaries will be permitted provided the site or building and the proposed use are appropriate.

POLICY C4 – ADAPTING BUILDINGS FOR RE-USE

Proposals to adapt buildings for re-use rather than demolition will be approved provided they can conform to specific criteria relating to the suitability of the building, visual considerations, design and the impact on the vitality of neighbouring towns and villages.

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POLICY CH28 – IMPACT OF DEVELOPMENT ON JOURNEYS

Proposals for large scale developments that will cause a substantial increase in the number of journeys made by private vehicles will be refused, unless they include measures to reduce the environmental impact. Developments that are planned and designed in a manner that promotes the most sustainable and environmentally acceptable modes of transport will be favoured.

POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

POLICY D10 - CONVERTING BUILDINGS FOR INDUSTRIAL OR BUSINESS USE.

Proposals to change the use of buildings to small scale industrial or business use will be approved provided the chosen location can be justified and they conform to specific criteria regarding the scale and nature of the development and the relationship of the development with nearby buildings/uses.

POLICY D14 – SERVICED HOLIDAY ACCOMMODATION

New proposals or adaptations of existing buildings or extensions to existing holiday accommodation establishments will be approved if the design, setting and appearance of the development is of high standard and if it conforms to the criteria regarding the location and scale of the development.

POLICY D15 – SELF-SERVICED HOLIDAY ACCOMMODATION

Proposals for developing new, permanent self-catering holiday accommodation and adaptation of existing buildings or existing establishments will be approved if the design, setting and appearance of the development is of high standard and if it conforms to criteria relevant to the location and scale of the development, impact on the permanent housing stock and on residential areas and availability of this type of holiday accommodation.

Design Guidelines, April 2003.

Supplementary Planning Guidance (SPG): Planning and the Welsh Language, November, 2009.

SPG: Holiday Accommodation, July 2011

2.3 National Policies:

Technical Advice Note (TAN) 12 Design, 2009.

TAN 13 Tourism, 1997.

TAN 15 Development and Flood Risk, 2004.

TAN 18 Transport, 2007.

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TAN 20 Planning and the Welsh Language, 2013.

TAN 23 Economic Development, 2014.

Planning Policy Wales (PPW), Edition 7, July 2014.

3. Relevant Planning History:

3.1 There is a lengthy planning history to this site (along with the Plas Tŷ Coch site which used to be part of the same holding), with the latest history including the following applications:-

- Application C08A/0171/14/LL - change of use to hotel and restaurant together with creating car parking, landscaping and improvements to the existing access – approved June 2008.
- Application C08A/0462/14/LL – convert and extend the outbuildings to create a fitness centre and swimming pool (revised application following approval under reference C99A/0562/14/LL – approved October, 2008.
- Application C99A/0562/14/LL – convert and extend the outbuildings to create a fitness centre and swimming pool – approved in May 2000.
- Application C99A/0502/14/LL – change of use of house to hotel and restaurant along with a new extension and access approved April, 2000.
- Application C99A/0272/14/LL – changes to existing access approved in September 1999.
- Application C99A/0291/14/LL – renovate and re-build the dock / landing area along with associated engineering works approved retrospectively in November, 1999.

3.2 In addition to the abovementioned applications an enquiry was received prior to submitting this application discussing the principle of the proposal under reference Y14/000607.

4. Consultations:

Community/Town Council: Support in general but greatly concerned about the access to the main road and therefore object to the proposal until the concerns that have been expressed can be satisfactorily resolved, including:-

- The letter from Welsh Government that raises important points.
- The observations of the Highways Unit asking for the current access near the gatehouse to be closed permanently; and
- That the work on the access is completed prior to undertaking any other work.

Transportation Unit: Reiterate the observations of the Welsh Government (Transport) on

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the proposal and recommend that the two existing entrances opposite the residential dwelling that lies adjacent to the trunk road are closed. It is confirmed that the parking provision is acceptable on grounds of the relevant requirements.

Department for Economy, Science and Transport, Welsh Government

Following lengthy discussions between the Welsh Government and the applicant's agent in relation to gaining safe access to the proposed development, it is instructed that any permission granted for this development should include relevant highways conditions.

Biodiversity Unit:

- Bats – need to undertake bat emergence surveys and suitable mitigating measures.
- Invasive species - need to submit the methodology on how the developer intends to deal with invasive species.
- Reptiles – prior to the commencement of any works, a Reptile and Amphibian Mitigation Strategy (RAMS) must be submitted for approval.
- Birds – any clearing/demolition work must be undertaken outside the nesting season.
- Trees – conditions relating to safeguarding the trees during the building phase and submitting an Arboricultural Impact Method Statement and an Arboricultural Monitoring Register.

In light of receiving this information, there is no objection to the proposal subject to relevant conditions relating to mitigating measures.

Isle of Anglesey County Council:

- The site is visible from the Anglesey Coast AONB.
- Apart from the building near the Menai Straits, there are only intermittent views of the remainder of the site, although the roofs of the holiday units would be visible over the trees that are currently on site.
- Support the observations of the Biodiversity Unit in relation to protecting the existing trees by including relevant conditions should the application be approved.

Natural Resources Wales (NRW):

Concerns regarding the fact that the café's site near the Menai Straits (Dock Keeper's lodge) is located partly within a C2 Flood Zone with the site itself within the extreme flooding line. Consequently, should this application be approved, there will be a need to include valid conditions relating to flood mitigation measures. In addition to the flood risk, observations were submitted relating to sites with protected species and waste management. After receiving amended plans and a Bat Survey (which includes mitigating measures) there is no longer any objection to this latest proposal, subject to including conditions relating to mitigating measures on safeguarding bat habitats, lighting details, drainage, safeguarding the integrity of the Conwy Bay and Menai Straits Special Area of Conservation and

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flood prevention measures (that relate only to the Dock Keeper's lodge/proposed café).

Welsh Water:

Standard conditions relating to matters involving sewerage and water supply. No objection to the development.

Public Protection Unit:

The following observations were submitted:-

- There will be a need to connect to the Welsh Water mains pipe, and the site should not be used for a hotel or a cafe unless the connection details have been agreed with Welsh Water and this unit.
- A ventilation and odour control system must be installed in the hotel kitchen to deal with cooking odours and to be agreed with the Local Planning Authority.
- Ensure that no external lights will cause statutory nuisance to nearby dwellings by including a relevant condition should the application be approved.
- There must be compliance with national regulations relating to food hygiene.
- Need to register the new business with the Public Protection Service at least 28 days before opening.

Gwynedd Archaeological Planning Service:

Suitable mitigating work is needed by including conditions should the application be approved.

Trees Officer:

No objection provided there is compliance with the conditions relating to submitting an Arboricultural Impact Method Statement prior to the commencement of any work on site along with a condition to erect a security fence to protect the trees that are to be retained within the site.

Consultancy
(Flood Risk and Coastal
Erosion Management Unit):

No response

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Public Consultation:

A notice was placed in the press and on the site, and nearby residents were informed. The advertising period ended on 09.07.14 and correspondence was received objecting on grounds of material planning matters relating to:-

- The building near the Menai Straits should not be renovated as it is an unauthorised building constructed by the former owner. The area around this building has also been developed without permission.
- The area near the Menai Straits has been subject to flooding in the past.
- Converting this building into a café along with using the Menai Straits as a means to visit the café by boat would cause noise disturbance to the occupants of Waterloo Port.
- Not enough assurance has been given by the applicant to confirm that the drainage system is acceptable and that the environment will not be affected by foul water.
- Need to ensure a thorough bat survey – the information submitted with the application is not detailed enough.

In addition to the above objections, objections were received that were not valid planning objections which included:

- The developer has not considered the possibility that the private drive that serves the rear of the dwellings at Waterloo Road will be misused by people attending this development. This will then lead to trespassing.
- No consultation with local residents prior to submitting the application.

Other correspondences were received supporting the application on the following grounds:

- The proposal will create employment and will be a boost to the local economy by reusing a dormant building and returning it to suitable use.
- The proposal would improve the area's visual amenities by improving the appearance of the currently dormant building.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The general principle of approving new developments within the Gwynedd Unitary Development Plan area is embedded in policies relating to taking precautionary steps to limit environmental or cultural damage. Policy A1 of the GUDP states that proposals will be refused unless sufficient information is provided with the planning application concerning any significant likely environmental or other impacts.

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Consequently, the applicant has submitted a number of surveys and assessment relating to elements of this application in order to assess any impact that could derive from the proposal. Policy A2 states that the social, linguistic and cultural fabric of communities shall be protected. In response to this particular policy and in accordance with the requirements of the SPG: Planning and the Welsh Language, a Community and Linguistic Assessment was submitted with the application confirming that the proposal creates the opportunity to advertise and promote the Welsh language and introduce economic benefits to the local community. Policy A3 states that proposals will be refused if there is any possibility of serious or irreversible damage to the environment or the community unless the relevant impact assessment can show beyond doubt that the impact can be avoided or alleviated. It is believed that this proposal complies with the objective of this policy and all the relevant surveys will be assessed in greater detail as part of this assessment.

- 5.2 Policy C1 states that new developments will usually be located within development boundaries except for developments approved by another policy in the Unitary Development Plan, e.g. employment enterprises that facilitate diversification in the rural economy along with developments related to rural tourism. In this case, it is believed that the development as submitted is a development that is supported by this particular policy and the fact that it is a development that is also supported by other policies in the GUDP as discussed below.
- 5.3 Policy C3 approves proposals that give priority to reusing previously developed land or buildings located within or around development boundaries, rather than using greenfield sites. As already mentioned, it is believed that the development of creating 18 new serviced holiday homes on the site which is partly on a previously developed site and partly outside it is acceptable for the reasons and because it is in accordance with the objectives of the Plan, and therefore, it is believed that the proposal is acceptable based on the requirements of Policy C3 of the GUDP.
- 5.4 Policy C4 states that proposals to adapt buildings for re-use rather than demolish them will be approved provided that relevant criteria can be complied with. Given the details submitted with the application, it is believed that the proposal is acceptable and that it complies with the requirements of Policy C4 on the basis that the Plas and the building near the Menai Straits (Dock Keeper's lodge) are sound structures, they are suitable for the proposed use, the design and scale of the Plas extension is striking but it also respects the form and character of the Plas and approving this application is not likely to affect the vitality of nearby towns and villages given the scale and nature of the facilities on offer, as opposed to the facilities that are already available in the vicinity of this application site.
- 5.5 Policy D10 approves proposals to change the use of buildings for small scale business or industrial uses provided the scale and nature of the development are acceptable considering its rural/urban location and that it would not constitute an unacceptable relationship with the nearby buildings or current uses. Given that the former owner has already converted the building into an office/storeroom for the keeper of the dock nearby and given the scale of the proposed work along with its proposed use as a small-scale café, it is believed that the proposal complies with the requirements of this specific policy. Additionally, the proposal would create a facility that will be ancillary/additional to the use of the Plas as a hotel and would also be open to the public/visitors using the popular footpath/cycle route nearby (Lôn Las Menai).
- 5.6 In the context of Policy D14 which relates specifically to providing serviced holiday accommodation the proposal intends to use and convert an existing building (Plas

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Brereton) as a hotel and demolish outbuildings and create new serviced holiday units approximately 30m to the north of Plas Brereton itself. The current Plas building dates back to 1820 and was extended at the end of the 19th century and it has a striking architectural design. It is of a sound structure, however, in recent years, it has been subjected to vandalism. The legal use of the Plas is as a residential dwelling. The proposal also involves extending the Plas building on its northern gable-end in order to increase the facilities offered by the hotel by creating a dining lounge and bar. In terms of Policy D14, it is believed that the accommodation use along with the changes and the proposed extension to the Plas complies with the requirements of this particular policy, and that it is located in a suitable site and has a potential to bring substantial economic benefit to the area of the plan and extend the range of holiday accommodation available to visitors.

5.7 The 18 new serviced holiday units are partly located on a previously developed plot of land as defined in the GUDP and partly on the site of Plas Brereton Farmhouse. The structures will be linked together by a permanent surface (concrete) and it can also be considered that they have been located historically within the curtilage of the Plas itself (as the farmhouse was an integral part of the plas' daily activities in the past). The Plas' planning history confirms that the principle of using this section for an use that is linked to the plas' proposed use as a hotel/restaurant has already been accepted in the past as planning permission has been granted on this site for a swimming pool, fitness rooms, weightlifting room, bathrooms, reception, sauna, fitness room and a room for equipment and machinery.

5.8 By looking at what has been approved in the past and the work undertaken on this part of the site, it is considered that this permission has been partially implemented. It is believed that creating the 18 serviced holiday units on this land is acceptable in the context of Policy D14 given the following factors:- .

- The use made of the holiday units will be linked to the use made of the Plas itself as a hotel/restaurant that will provide catering/dining/drinking facilities for the occupants of the holiday units, i.e. the use of the units will be a natural extension to the use of the Plas as a hotel and they will be within walking distance of each other.
- Permissions have been granted in the past (see above) for this section of land for a new swimming pool and fitness centre that were linked to the conversion of the Plas into a hotel/restaurant.
- The scale, design, appearance and quality of the units will be of a high standard with materials that are in keeping with the partially rural character of the area.
- The units are located lower down from the Plas and the nearby trunk road and are set 1.5m into the landscape meaning that their impact on the landscape will be reduced enabling the Plas to continue as the main structural/architectural feature on the site that is recognised as a landmark when approaching the town.
- It is believed that the holiday units would not form an unacceptable extension to open countryside or create a fragmented development pattern given that the structures already exist on this part of the application site along with other buildings nearby including residential dwellings (the Plas Brereton Farmhouse and the Coach House).

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- There are permanent structures (albeit they have deteriorated in recent years) with hard surface infrastructure on the site, and historically it can be considered that these structures would be located within the Plas' curtilage.

5.9 Policy D15 of the GUDP is also partly relevant here as it involves proposals that provide self-serviced holiday accommodation. The holiday units will include some self-serviced facilities in the form of installing a table and sink on the wall of the living room in the units so that residents can have the option of preparing snacks only in the units. This type of facility is known as a kitchenette. However, the main intention is to serve the residents from the restaurant in the Plas itself rather than being totally dependent on the facilities of the holiday units to prepare their main meals. It is therefore considered, that the most relevant policy in this case is Policy D14 as discussed above.

5.10 Given this part of the assessment, it is believed that the proposal is acceptable in terms of its principle and the proposal will be assessed in the context of other relevant policies below.

Visual amenities

5.11 As mentioned above, the site could be defined as a landmark site, not only from the trunk road, but also from the Anglesey AONB coastline and therefore the site is prominent. As mentioned above, the site is located opposite the Anglesey Coast AONB; therefore part of it is visible from the AONB itself. The elements that will have the greatest impact on the setting of the AONB will be the proposed café on the Menai waterfront and the 18 new holiday units. The form and scale of the building will remain as it is now when looking at it from the AONB. The 18 new holiday units will be located farther into the site, but on higher ground. The higher parts of the units (the roofs) can be seen between the trees and the bushes when the leaves have fallen off the trees, but to compensate for this, the proposal will involve extensive landscaping and planting in the empty spaces between the coast and the units themselves with the intention of reducing their impact on the landscape amenities from the direction of Anglesey. It is not considered that the proposal would have a significant or substantial impact on the visual setting of the AONB, nor is it believed that the renovation work on the dock would undermine the views in or out of the AONB. It is therefore believed that the proposal is acceptable on grounds of the requirements of Policy A1, B8, B13, B23 and B27 of the GUDP.

5.12 Plas Brereton is the main feature as you approach the northern outskirts of the town along the A487 and from this perspective, it could be interpreted as a landmark site in the landscape. This is the point from which the new developments, i.e. the extension to the plas, the parking spaces and the holiday units will be most visible.

5.13 The Lôn Las Menai route is located between Plas Brereton and the Menai waterfront, and it divides the site in two. The rear of the Plas along with the land that surrounds it and the proposed holiday units will be visible from Lôn Las Menai despite the mature evergreen trees located along the eastern boundary of the footpath. However, this view would be a close view with the existing structures providing a context for the new structures. Therefore, it is not believed that the holiday units and their associated parking spaces would significantly affect the visual amenities of the broader landscape surrounding the application site. The coastal part of the site would also be visible from the path, but given the nature and scale of the work undertaken here, it is believed that it would not have a significant impact on the visual amenities of this part of the site.

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- 5.14 The Plas is located 41m below the trunk road on a section of level land where there is an open garden (which is currently overgrown) between the trunk road and the plas. The original building dates back to 1820 with quite a substantial extension added at the end of the 19th Century. The proposed extension would involve extending the existing building on its northern gable-end and there will be three parts to the extension - a two-storey section that links the extension to the building itself in the form of a tower with a slate roof and windows to reflect the windows of the Plas; a single-storey middle section of a modern design that includes a mansard made of zinc along with single-pane rectangle windows. The external finish of all three sections would be painted smooth render and the aluminium windows and doors will also be painted. The work would also include work on renovating the Plas itself, both internally and externally.
- 5.15 It is proposed to locate the majority of the parking spaces to the north of the Plas to include approximately 52 parking spaces, out of the total 91 parking spaces proposed for the site. To seek to reduce the impact of these parking spaces on the landscape, the comprehensive landscaping plan submitted with the application includes planting trees and bushes on the sides and within the spaces that face the trunk road in addition to thickening the existing bushes/trees along the site's northern boundary. The landscape also means that the land runs down towards the Menai Straits and the parking spaces will be on a lower level than the trunk road.
- 5.16 The 18 new holiday units will be located approximately 30m to the north of the Plas with a footpath to link together the facilities. The units are included in two separate blocks in a "C" from and the main elevations face the west and the Menai Straits. It will be a two-storey structure and will vary between 8.9m and 9.6m in height to the ridge. The units are located 3.2m in the landscape and 5.66m lower than the Plas itself. Externally, the two blocks will be made of natural slate roofs, painted smooth render walls and painted aluminium doors and windows. The units were designed with a simple vernacular architecture in order to reduce their impact on the visual amenities of the landscape. The units will be most visible from Lôn Las Menai although it is believed that they will not create a feature that would be excessively incompatible in the landscape, nor would it compete with the Plas as a historic/architectural feature for the reasons already noted. As mentioned above, the views of the holiday units will be fragmented from the Anglesey Coast AONB given the location and setting of the units in relation to the existing and proposed vegetation and also the distance (approximately 1.2km) between the application site and the coast of the island. To this end, it is believed that this element of the proposal is acceptable based on the requirements of Policies B8, B22, B23, B24, B25, B27, C4 and D14 of the GUDP.

General and residential amenities

- 5.17 As referred to above, correspondence has been received from some local residents who object to the application and their main concerns relate to noise disturbance deriving from using the building near the Menai Straits as a cafe and the flood risk from the Straits and from the land behind the dwellings in Waterloo Port following work undertaken by Welsh Water. The residential dwellings located nearest to the site are approximately 221m to the north-east (Parkia Lodge) and 447m to the south (the Waterloo Port settlement) of the Plas itself and 479m from the proposed café on the Menai waterfront. An element of this application involves converting the dormant building near the Menai Straits into a café, and the residents of Waterloo Port are concerned that this new facility would attract more visitors and public to this section of the coast (by boat and on foot) by increasing noise disturbance to the detriment of

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the amenities of local residents. However, it is not believed that this aspect of the application, should it be approved, would have a significant impact on the residential amenities of the local residents on grounds of noise disturbance when considering the following:-

- It must be borne in mind that the Menai Straits and Lôn Las Menai are already popular with local residents and visitors alike, especially during the summer months and during fair weather, and we do not anticipate a significant increase in the numbers being attracted to this facility along the route or by boat over the Straits, given its scale and size.
- There is considerable distance between the building itself and the Waterloo Port settlement which are separated by vegetation and it is believed that these two factors would help to disperse any noise emanating from the cafe and from the Plas Brereton site itself.

5.18 The proposal would involve an increase in the density of transport visiting the application site from the A487, however, it is not anticipated that this increase would have a significant impact on the occupants of the dwellings located to the north and to the south, which are opposite the road itself, given how the busy the road already is.

5.19 Given the above assessment, it is believed that the proposal is acceptable and complies with the requirements of Policy A3 and B23 of the GUDP.

Transport and access matters

5.20 As referred to in previous applications, the existing access to the A487 is not suitable for developing the application site and it does not comply with the current Welsh Government requirements. To this end a Transport Impact Assessment was submitted with the application.

5.21 Following lengthy discussions between the Welsh Government and the applicant's agent and receiving amended plans, Welsh Government no longer objects to the application, subject to including a number of conditions relating to design to improve the existing access. In addition to the above, the Council's Transportation Service recommends that the access near the residential dwelling known as the Lodge (with its gable end to the road) should be closed. Given the above, it is believed that the amended proposal is acceptable on grounds of the requirements of Policy CH33 and CH36 of the GUDP along with the relevant guidance of Welsh Government.

Biodiversity matters

5.22 As referred to above, the application includes bat and habitat surveys along with an arboriculture survey of the site. In terms of the presence of bats, evidence has been submitted to confirm there are bat roosts in Plas Brereton along with buildings to the north of the Plas. To this end, there will be a need to ensure that the applicant undertakes relevant mitigating measures in order to safeguard these roosts along with the habitat of the bats themselves and this can be ensured by including relevant conditions should this application be approved in accordance with the requirements of Natural Resources Wales and the Council's Biodiversity Unit.

5.23 The habitats survey states that the habitat of the site is of medium quality, despite containing a number of indigenous trees such as oak and sycamore and these together with the sections that have grown wild are important habitats for bats and common

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reptiles. To this end, a Reptile and Amphibian Mitigation Strategy (RAMS) survey must be submitted for approval prior to the commencement of any work on the site.

- 5.24 Additionally, the Biodiversity Unit has stated that confidence can be assured that there will be no negative impact on the European site: Menai Straits and Colwyn Bay Special Area of Conservation (located to the west of the application site) by discharging material to the Menai Straits (e.g. foul water and effluent from the development) that could potentially contaminate or suffocate habitats that are a feature of this international designation. This can be assured by including a condition, should the application be approved, to state that a Construction Method Statement should be submitted prior to commencing the work, for work relating to renovating the quay and the dock.
- 5.25 The Arboriculture survey states that the tree population on the site (including 90 individual trees, 17 coppices and 2 hedgerows) reflects the original use and management of the site with a number of mature trees that are important on the grounds of their impact on amenities in this section of the landscape. Some of the trees must be felled in order to qualify the development (although most of these will be of low quality) and it will be required on grounds of road safety to fell a tree that is subject to a tree preservation order located near the current access. However, compensatory measures will include a comprehensive landscaping and tree planting plan within the site and the relevant policy, Policy B19 of the GUDP states that proposals will be approved if they involve the loss of protected trees if the development's social and economic benefits outweigh the contribution of the tree itself and provided it is proposed to plant other trees to replace those lost to the development. To this end, it is believed that the proposal is acceptable based on the requirements of Policies A1, A3, B15, B19, B20 and B27 of the GUDP.

Archaeological Matters

- 5.26 Given the historical interest of the Plas Brereton Estate along with the potential for finding prehistoric and Roman archaeology, conditions should be included in relation to undertaking a programme of archaeological mitigating measures on the site. To this end it is believed that the proposal is acceptable based on the requirements of Policy B7 of the GUDP.

Language and Community Matters

- 5.27 A Language and Community Statement was submitted with the application in accordance with the requirements of the SPG: Planning and the Welsh Language and the requirements of Policy A2 of the GUDP. By assessing its contents, the Joint Planning Policy Unit concludes that it is not believed that the nature and scale of the development is likely to have a detrimental impact on the Welsh language. Since the proposal provides for visitors to the area, and not for permanent residents, it is unlikely that the development would have a significant impact on inward migration into the area and that it will offer employment opportunities in the local area.
- 5.28 Given the above, it is considered that the proposal complies with Policy A2 of the GUDP, SPG: Planning and the Welsh Language and TAN 20.

Relevant planning history

- 5.29 This site has a lengthy planning history and a number of applications have been approved in the past for uses that are similar to this current application. These approvals have also involved improvements to the existing access. Given the varied planning history of the Plas Brereton site along with Plas Tŷ Coch (in the past, both

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properties were part of the same holding), it is believed that the land uses included in this current scheme are acceptable in principle and taking into account also the requirements of the relevant planning policies and guidelines noted in this assessment.

The economy

- 5.30 In his Design and Access Statement, the applicant refers to the fact that this site has been marketed unsuccessfully over recent years and this has now led to it being an eyesore on a very prominent site. He goes on to state that the development that is subject to this application is a quality development and should it be approved it would boost the local economy and employ local people and attract visitors to the area. Without making any use of it, it is likely that the buildings on the site will only deteriorate further.
- 5.31 The explanation for Policy D14 of the GUDP states that quality hotels and other serviced accommodation can potentially bring significant economic benefits to the Plan area and broaden the range of holiday accommodation available to visitors. In general Gwynedd lacks an adequate range of such accommodation. The aim of the policy is to support the principle of extending choice, improving the quality of serviced holiday accommodation and increase their number.
- 5.32 The applicant's aspirations coincide with Welsh Government objectives (TAN 23: Economic Development and PPW Chapter 7 Economic Development) relating to the importance of the contribution of the whole economy to economic growth; the need to direct economic development to the most appropriate location rather than prevent or not to support such a development; to note that economic development or economic land use is an activity that creates wealth, jobs and income - creating jobs includes providing or maintaining existing jobs. Additionally, Chapter 11 of PPW, Tourism, Sports and Leisure, states that tourism is vital to economic prosperity and job creation and the Welsh Government's objectives are to promote sustainable tourism and boost local prosperity and supporting the welfare and contribution of communities. However, when determining such applications local planning authorities should consider the impact of the proposals on the environment and the local community. To this end and taking this assessment into account, it is believed that the application, as amended, is acceptable based on the requirements of Policies D14 of the GUDP and the objectives of the Welsh Government as noted in TAN 23 and Planning Policy Wales.

Flooding matters

- 5.33 The site's western part lies adjacent to the Menai Straits and where the proposed café will be located within a C2 Zone according to the definition of the development advice map referred to in TAN 15: Development and Flood Risk (2004) as the site lies partly within reach of extreme flooding and therefore a flood consequence assessment was submitted which states that flood consequences could be managed throughout the lifetime of the development by incorporating mitigating measures in the plan to convert the building into a café. The assessment also justifies this type of use within a C2 zone as a commercial use such as a café is less vulnerable to damage than other uses such as residential use and the fact that the site already has a non-residential use as a storeroom and office for the keeper of the nearby dock. Consequently, and in accordance with the requirements of Natural Resources Wales, there will be a need to include conditions relating to submitting a plan of flood prevention measures for the café. It is therefore believed that the proposal is acceptable on grounds of Policy A1, A3 and B29 of the GUDP.

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Infrastructure matters

5.34 As part of the application, a Soakaway and Swale Assessment was submitted that offers a method of managing surface water and foul water within the site in an effective and safe way. It is intended to locate soakaway and sewage treatment equipment on a section of open land between the Dock Keeper's lodge and Lôn Las Menai that would adequately receive foul water and surface water deriving from the development itself. In addition to these elements of the development, it is proposed to locate a swale between the soak away and the Dock Keeper's lodge in order to safeguard the Menai Straits from any foul water that could overflow from the sewage treatment plant and the soak away. To this end it is believed that the proposal is acceptable based on the requirements of Policy A1 and A3 of the GUDP.

Response to the public consultation

5.35 As referred to above, objections were received regarding this proposal for different reasons including observations that are not material to planning. It is believed that the objections have received full consideration in the above assessment and there is no matter that outweighs the policy considerations and the relevant advice noted.

6. Conclusions:

6.1 Taking the above assessment into account, it is believed that the proposal is acceptable and complies with the relevant local and national planning policies and guidelines.

7. Recommendation:

7.1 To delegate powers to the Senior Planning Manager to approve the application subject to conditions:-

1. Five years
2. In accordance with the plans.
3. Natural slate.
4. Landscaping
5. Road safety (Welsh Government conditions – Transport).
6. Conditions relating to biodiversity mitigating measures involving bats, vegetation and reptiles.
7. Natural Resources Wales conditions relating to flood prevention mitigating measures, lighting, drainage and safeguarding protected species (bats).
8. External materials with samples
9. Details of the hard surface areas to be approved
10. Withdrawal of permitted development rights from the holiday accommodation
11. Restrict the use of the units to holiday use only and maintaining a register
12. Convert the hotel to be open to the public before the first nine holiday units are occupied
13. Restrict the café's opening hours.