
PLANNING COMMITTEE 24/09/20

Present: **Councillor Elwyn Edwards – Chair**
 Councillor Eric Merfyn Jones – Vice-chair

Councillors: Stephen Churchman, Simon Glyn, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Huw G. Wyn Jones, Dilwyn Lloyd, Edgar Wyn Owen, Gareth A. Roberts, Eirwyn Williams and Gruffydd Williams

Also in attendance: Gareth Jones (Assistant Head of Planning and Environment), Cara Owen (Planning Manager), Rhun ap Gareth (Senior Solicitor), Gareth Roberts (Senior Development Control Engineer) and Lowri Haf Evans (Democratic Services Officer).

Others invited: Councillor Gareth Griffith (Local Member) and Councillor Keith Jones (Applicant)

1. APOLOGIES

Apologies were received from Councillor Owain Williams

The Chairman, Councillor Elwyn Edwards, stated that this would be his last meeting as Chairman of the Committee and he thanked Members and Officers for their cooperation and support during his time in the Chair. He extended his best wishes to the incoming Chair.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) Councillor Gruffydd Williams (a member of this Planning Committee), in relation to item 4.3 on the agenda (planning application number C20/0102/33/LL) as he was the son of an owner of a Caravan Park less than six miles from the site.

Councillor Keith Jones (not a member of this Planning Committee), in relation to item 4.4 on the agenda (planning application number C20/0250/11/LL) as he was the applicant.

The members were of the view that it was a prejudicial interest, and they withdrew from the meeting during the discussion on the application.

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

Councillor Eric Merfyn Jones (a member of this Planning Committee) in relation to item 4.1 on the agenda (planning application number C20/0324/17/DT)

Councillor Gareth Griffith, (not a member of this Planning Committee) in relation to item 4.2 on the agenda (planning application number C20/0222/20/LL)

3. URGENT ITEMS

None to note

4. 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

4.1. Application number C20/0324/17/DT Y Borth, 30 Cae Sarn, Y Groeslon, Caernarfon

Application for a front, side and rear extension.

The application was submitted to Committee as the site was owned by a close relation to an Officer in the Planning Department

- a) The Planning Manager expanded on the application's background and noted that this was a full application for the demolition of a front porch, a side flat roof garage and rear conservatory to construct a single storey flat roof extension on the side and rear elevations of a semi-detached house located within an estate of residential housing and the development boundary of the village of Groeslon.

It was reported that the proposal would not have a negative impact on the appearance of the house or the area in general as it would be similar to what already exists. It was also considered that the proposal would not have a significant negative impact on the amenities of nearby residents. Despite the increase in the number of bedrooms, it was highlighted that confirmation had been received that there was sufficient parking space to serve the property, on private land in front of the house.

Having weighed up the proposal in the context of relevant policies, it was deemed that the proposal was acceptable for approval.

- b) Taking advantage of the right to speak, the Local Member made the following points:-
- The property was within an estate of mixed and good quality housing
 - The description and assessment submitted were detailed and accurate
 - Supportive of the application
- c) It was proposed and seconded to approve the application
- d) During the ensuing discussion the following comment was noted by a member:
- That other extensions had been approved on the estate

RESOLVED: To approve the application

Conditions:

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

4.2. Application Number C20/0222/20/LL Sŵn y Môr, Caernarfon, Gwynedd

Demolition of existing stables and erection of new stables along with the erection of an indoor riding school building, manège and associated infrastructure (including relocating the access and parking arrangements)

The Planning Manager elaborated on the application's background and noted that this was a full application to demolish the existing stables and to erect new stables in their place along with erecting of an indoor riding school building, riding manège and associated infrastructure on a site near the banks of the Menai Straits at Llanfair Is Gaer which lies to the north of Caernarfon and south of Felinheli near Plas Menai.

It was noted that the report was extensive and the application was defined as a 'major' development. It was added that the applicant's agent had taken the relevant measures to submit the application. It was reported that the principle of the development was based on Policy PCYFF 1 and CYF6 of the Local Development Plan and these had been discussed in detail within the report.

It was explained that the site was located within a site that is sensitive in terms of the landscape, with statutory designations located near the site itself. It was noted that this sensitivity had been acknowledged in the Visual and Landscape Impact Assessment document submitted by the applicant to support this application, with the document recommending mitigation measures to reduce the impact of the development on the landscape. The assessment discussed the setting, size and scale, design and appearance of the proposal with every effort made by the applicant to mitigate the visual impact. Therefore, the proposal was considered to be acceptable on the grounds of its impact within the landscape and on nearby statutory landscape and historic designations and it was a full assessment.

In the context of general and residential amenities, it was highlighted that apart from the applicant's property, nearby residential dwellings were located approximately 150m east of the site, including Plas Menai. Therefore, it was considered that there would be no detrimental impact on the property's amenities or to visitors to Plas Menai. As part of the statutory consultation the Transportation Department had been consulted and confirmation was received that they had no objection to the proposal subject to the inclusion of relevant conditions and planning notes.

Attention was drawn to sustainability and linguistic matters and the applicant had submitted information regarding signage and local employment together with the economic benefits. It was added that biodiversity and archaeological matters were also acceptable.

As a result, it was considered that the proposal was in accordance with local and national policies, and there were no other material planning considerations that outweighed policy considerations. The proposal was considered to be acceptable subject to the inclusion of conditions.

- a) Taking advantage of the right to speak, the applicant noted the following points:-
- The children had shown great interest in show-jumping and competed at a national level with the Welsh Teams, together with others from Gwynedd who compete at a high level.
 - There was nowhere purposeful to practice or compete and therefore they had to travel at least two hours to reach such a centre
 - It was proposed that the building would be sunk into the ground, which would reduce the impact on the landscape and the environment

- The location was close to the A55 and there was a convenient access
 - During this pandemic, mental health was a big problem and therefore sport was important for all ages
 - The proposal would have a positive impact on the community
- b) Taking advantage of the right to speak, the Local Member made the following points:-
- He was supportive of the application.
 - He had visited the site and had an opportunity to discuss the proposal with the applicant and the agent
 - It was proposed to add to and improve the resources that are already on the site together with improving resources for the community
 - There was no similar site in north Wales - you would have to travel to Cheshire
 - The Community Council had been concerned about the noise element - Plas Menai, located near the cemetery, was open throughout the year, seven days a week - the applicant lived near the site and was therefore unlikely to want any surrounding noise
 - She already employed three persons - and intended to employ six if the application was approved
 - The proposal was situated on the outskirts of the village
- c) It was proposed and seconded to approve the application.
- ch) During the ensuing discussion members made the following main observations:
- It was a detailed, large plan responding to the need and was to be welcomed
 - It was a suitable and convenient site to the A55
 - It was a quality improvement plan to demolish and build a new riding school and stables
 - The site was extensively screened and blended naturally into the environment
 - Horses gave pleasure to many and there was an increase in demand
 - With the increase in pony-trekking / horse-riding, training was essential
 - Horse-riding therapy was important for the disabled - no such facility existed locally
 - Welcomed the fact that a local person was willing to undertake this enterprise
 - It was disappointing that Glynllifon had ended the equine studies course
 - There was a lack of quality facilities for any type of elite sports in north Wales

RESOLVED: To delegate powers to the Assistant Head of the Environment Department to approve the application, subject to the following conditions:-

Conditions

- 1. Five years.**
- 2. In accordance with the plans.**
- 3. Landscaping matters.**
- 4. Submission of a lighting plan for the buildings and the exterior areas, including their type and the time when they will be on.**
- 5. Comply with the mitigation measures of the Initial Ecological Report.**
- 6. Present archaeological mitigation measures.**
- 7. Present the details of the bilingual signs within the site.**
- 8. Parking spaces to be completed before the development is used for any purpose.**

A note drawing the applicant's attention to the Sustainable Drainage System (SuDS).

4.3 Application Number C20/0102/33/LL – Plas yng Ngheidio, Ceidio, Pwllheli

Extend the existing touring caravan site to land nearby by creating a new access from the existing camping site, move the location of one touring caravan and add eight new touring caravans.

Attention was drawn to the late observations form

- a) The Planning Manager highlighted that the applicant had asked for the Committee to defer making a decision on the application in order to enable him to submit further information to support the application (although this was unlikely to change the recommendation)
- b) It was proposed and seconded to defer the application
- c) During the ensuing discussion, the following observation by a member was noted:
 - Deferring the application would be an opportunity for the applicant to prepare further evidence

RESOLVED to defer the application in order to enable the applicant to submit further information to support the application.

4.4 Application Number C20/0250/11/LL Mostyn Arms, 27 Ambrose Street, Bangor

Change of use of ground floor from public house to residential flat

- a) The Planning Manager expanded on the application's background and noted that it was a full application for the change of use of a public house (Use Class A3) on the ground floor to a residential flat (Use Class C3) in the Hirael area, north of the city centre. It was explained that it was a residential area with a high population density. It was noted that the principle had been fully assessed and officers considered that the evidence submitted for marketing viability and other community use was acceptable in principle.

Following the completion of a full assessment of the proposal, it was considered that the proposal for the change the use of the public house to a two bedroom residential flat was acceptable on the grounds of location, scale, density, use, road safety, visual amenities together with residential amenities. It was also noted that the proposal fully complied with relevant local and national planning policies and guidance.

- b) Taking advantage of the right to speak, the applicant noted the following points:-
 - He had been trying to sell the public house for two years, but without success.
 - It was not the ideal choice, but it was an option to be consider in the future
 - The business turnover had reduced considerably over the last few years - he did not anticipate that the situation would improve but was currently able to maintain the business.
 - He had to consider the health and well-being of himself and his wife
- c) It was proposed and seconded to approve the application.
- ch) During the ensuing discussion members made the following main observations:
 - There was sympathy with the situation - it was very difficult, but continued to hope that someone would buy the public house
 - A public house had existed on the site for over a hundred years

- It was sad that the public house culture as a community hub was becoming scarce
- There were other public houses in the area
- There had been a change in social behaviour
- The plans were orderly and acceptable and the assessment was correct

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

1. **Five years.**
2. **In accordance with the plans and information submitted with the application.**

The meeting commenced at 11.00am and concluded at 11.45am.

CHAIR